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Planning Commission Date: November 8, 2006

Item No.

## MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Kim Duncan

Public Hearing: Yes:   X   No:       

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**TITLE:** **GENERAL PLAN AMENDMENT NO. GP2005-2, ZONE CHANGE NO. ZC2005-1, 'S' ZONE APPROVAL NO SZ2005-10, USE PERMIT NO. UP2006-19, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2006-9.**

**Proposal:** Request to demolish approximately 4,000 square foot, vacant, fire-damaged commercial retail building and construct an approximately 13,040 square foot, three-story, mixed-use building that includes ground floor retail, second story dental office, and three one-bedroom dwelling units, with site improvements, parking modification, zone change from Neighborhood Commercial (C1) to Mixed-Use, and General Plan Amendment from Retail Sub-Center to Mixed Use.

**Location:** 1880 North Milpitas Boulevard (APN: 026-25-024)

**RECOMMENDATION:** **Approve the 'S' Zone and Use Permit with conditions, recommend adoption of the Initial Study and Negative Declaration and approval of the Zone Change and General Plan Amendment to City Council.**

**Applicant:** David Mena, Mena Architects, 600 Montgomery Street, 4<sup>th</sup> Floor, Ste. D, San Francisco, CA 94111.

**Property Owners:** Marlene Mao, 47904 Avalon Heights Terrace, Fremont, CA 94539.

**Environmental Info:** Initial Study and Negative Declaration No. EA2006-9

**General Plan Designation:** Retail Sub-Center

**Present Zoning:** Neighborhood Commercial-'S' Zone Overlay (C1-S).

**Existing Land Use:** Vacant Commercial Retail

**Agenda Sent To:** Applicant/owner

**Attachments:** Plans, architect's statement, Initial Study and draft Negative Declaration, Traffic Impact Study, Parking Study, Phase I Assessment Update (dated October 2005), light fixture details, acoustic calculations.

**PJ No.** 3196

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## BACKGROUND

On February 7, 1980, the Planning Commission approved an 'S' Zone application for the demolition of a previously approved gasoline station and construction of an approximately 4,000 square foot commercial retail building, located on the northeast corner of North Milpitas Boulevard and Dixon Road. Prior to the construction of the commercial retail building, underground storage tanks were removed from the site. Subsequently, a sign program for the multi-tenant building was approved in May, 1980. In November 2004, the existing commercial building sustained fire damage and has remained vacant.



*1880 North Milpitas Boulevard*

## Site Description

The project site is a 16,420 square foot parcel located at the northeast corner of North Milpitas Boulevard and Dixon Road. Currently, the parcel is surrounded by security fencing and occupied by a vacant, fire-damaged building. Surrounding zoning is Neighborhood Commercial (C1) to the east, west, south, and southwest, with single-family residential (R1-3) directly to the north. Two vacant parcels are located directly east of the project site. Surrounding commercial uses include Lions Market, McDonald's, photo, dental, beauty, video, and optometry shops, as well as numerous restaurants (City Square and Sunnyhills Shopping Centers) to the south, Walgreen's, Q-Cup, restaurants, and retail shops to the southwest (Crescent Square), a gas station to the west, and liquor store and commercial retail stores to the east. Primary vehicular access is provided by two 2-way driveways located on the southwest and northwest portions of the project site.

## THE APPLICATION

The applicant is requesting 'S' Zone Approval pursuant to Section 42.00 (Site and Architecture Review), Use Permit Approval pursuant to Section 57.02-18 (Modification to Automobile Parking Spaces), Zoning Map Amendment pursuant to Section 62 (Amendments) of the Milpitas

Zoning Ordinance, and a General Plan Amendment pursuant to Section 65400 California Government Code. Pursuant to Section 38, retail stores and commercial services less than 10,000 square feet, medical/dental offices, and multi-family housing are permitted uses within the Mixed-Use (MXD) zoning district.

The applicant is requesting 'S' Zone Approval for one new 3-story mixed use building with related site improvements, a Use Permit for a parking modification, a Zoning Map Amendment to rezone an existing Neighborhood Commercial (C1) zoning district to Mixed-Use, and an amendment to the General Plan from Retail Sub-Center to Mixed-Use.

### **Project Description**

The applicant is proposing to demolish an approximately 4,000 square foot, vacant one-story commercial retail building and construct an approximately 13,040 square foot, three-story mixed-use building. The project includes approximately 2,835 square feet of 1<sup>st</sup> floor commercial retail space, a 4,650 square foot 2<sup>nd</sup> floor dental office, and three one-bedroom residential units (1,510 sq. ft., 1,590 sq. ft., and 1,735 sq. ft.-inclusive of mezzanine areas) on the 3<sup>rd</sup> floor. The new building footprint would be located on the southwest portion of the parcel with building street fronts facing North Milpitas Boulevard and Dixon Road, creating a street presence on the corner. Surface parking would be located along the parcel perimeter, as well as covered parking adjacent to the east and north building elevations. The existing 2-way driveways would be relocated to the southeast and northwest portions of the parcel to provide right-in/right-out access to North Milpitas Boulevard and Dixon Road.

Site improvements include new landscaping, streetscape, lighting, and parking. The applicant is not requesting approval for signage, a sign program, or tree removals as part of this application. In addition, the applicant is not proposing the residential units for individual ownership.

### **GENERAL PLAN AMENDMENT**

On March 9, 2005, Planning Staff provided the Planning Commission with a report on several anticipated General Plan Amendments, which included the north side of Dixon Road (east of North Milpitas Boulevard), and requested initial comments. The Planning Commission requested that projects accompany future proposed General Plan Amendments.

The applicant is proposing to amend the General Plan Map from Retail Sub-Center to Mixed Use and develop a three story Mixed Use building for ground floor retail, 2<sup>nd</sup> floor dental office, and three 1-bedroom residential dwelling units. According to the Milpitas General Plan Land Use Map, the project site, as well as lands directly to the east, are designated as Retail Sub-Center.

According to Implementation Policy B-I-4 of the Housing Element (pg. 92), the properties located along the north side of Dixon Road, between North Milpitas Boulevard and Arizona Avenue, are designated as marginal commercial areas to be rezoned from Neighborhood Commercial (C1) to Mixed-Use (MXD) by 2004 to allow multi-family housing on these sites and allow most of the existing uses to remain as legal, conforming uses.

## **ZONE CHANGE**

The project site is located on the northeast corner of the heavily travelled North Milpitas Boulevard and Dixon Road intersection. Surrounding uses include single family residential adjacent to the north, a gas station across North Milpitas Boulevard to the west, a neighborhood commercial shopping center (Walgreens) to the southwest, City Square and Sunnyhills Shopping Centers to the south, with two vacant lots, liquor store, and additional commercial shopping to the east. Given the location and surrounding uses of the project site, as well as the transitional nature of a Mixed Use development at this location, staff is confident the proposed zone change would be compatible with surrounding zoning districts and uses.

### *Conformity of Existing Uses*

As stated above, the project site is designated by the General Plan Housing Element to be rezoned as Mixed Use to allow for future multi-family housing and allow most of the existing uses to remain as legal, conforming uses. Staff conducted an analysis of the existing uses in this area and determined the proposed Mixed-Use zoning would not create new non-conformities. It should be noted there are tenants that do not have use permits under the existing zoning and that legal non-conformity would continue under the new zoning.

## **“S” ZONE APPROVAL APPLICATION**

### **A. Site and Architecture**

#### **1) Site Layout**

The proposed building will be flush to the corner of North Milpitas Boulevard and Dixon Road and oriented north-south. The building's 1<sup>st</sup> floor footprint would be set back 8 feet from the back of the sidewalk on North Milpitas Boulevard and Dixon Road, approximately 65-feet from the interior side, and approximately 62-feet from the rear. The 2<sup>nd</sup> floor footprint would project approximately 10-feet from the 1<sup>st</sup> floor exterior walls, creating covered parking areas to the north for residential units, as well as for commercial uses on the east elevation. The 3<sup>rd</sup> floor setbacks are proposed to be within the proposed 2<sup>nd</sup> floor setbacks. A circular element is proposed to anchor the corner of North Milpitas Boulevard and Dixon Road. A trash enclosure and bicycle parking rack are proposed at the northeast corner of the parcel adjacent to a landscaped area.

Direct vehicular access would remain off North Milpitas Boulevard and Dixon Road, however the driveway on Dixon Road would be relocated to the southeast portion of the parcel to provide access to the reconfigured site. Circulation throughout the site is provided by a surface driveway that provides a connection from Dixon Road to North Milpitas Boulevard. Parking is provided adjacent to the new 3-story building on the north and east, as well as on the parcel's north and east perimeter.

Landscaping is proposed along the north and east perimeters of the project site, within parking areas, and raised planters at the building's Dixon Road entrance. In addition, street trees and landscaped berms are proposed along the street frontage. Plantings include street trees, shade



trees (Crape Myrtle, Canary Island Pine), vines, and groundcovers. No existing trees are proposed for removal.

## **2) Floor Layout**

As stated above, the proposed mixed use building development would consist of approximately 2,835 square feet of 1<sup>st</sup> floor commercial retail space, a 4,650 square foot 2<sup>nd</sup> floor dental office, and three one-bedroom residential units on the 3<sup>rd</sup> floor. The 1<sup>st</sup> floor commercial retail is proposed for two tenants with 1,400 square feet and 1,000 square feet of tenant space. The 2<sup>nd</sup> floor dental office would have an approximately 135 square foot office area with the remaining space used for the applicant's dental practice. The residential units would vary from 1,510 square feet to 1,735 square feet, with each unit consisting of one bedroom, kitchen, bathroom, living and dining rooms, laundry room, elevated ceilings, and mezzanine areas. Two of the three residential units would include outdoor deck areas facing the east foothills. Access to the 2<sup>nd</sup> and 3<sup>rd</sup> floor is provided by two stairways, located on the north and south portion of the building, and an elevator located on the south elevation. Access to the two ground floor commercial tenant spaces is provided by entry doors located off North Milpitas Boulevard.

## **2) Building Architecture**

The project site is located at a prominent intersection (North Milpitas Boulevard and Dixon Road) and Staff has worked with the applicant to provide compatible architecture in relation to surrounding development in the project area. Subsequently, the applicant has worked extensively with City staff and numerous revisions to the proposed architecture were made as a result of outside architectural peer review.

The proposed 45-foot tall, 3-story building would be constructed of stone tile, cement plaster, galvanized metal, as well as metal composite panels. The primary architectural feature of the proposed building is a circular corner element facing the southwest corner of North Milpitas Boulevard and Dixon Road, providing a strong street presence at the intersection.

Vertical and horizontal articulation is provided by awnings, horizontal siding, stone tile and a metal panel cladding system, and complemented by blue-green glass windows and storefront systems. The exterior finish schedule consists of Serengeti Safari and Golden Mist siding, Olive Grove trim, silver metal (brushed), galvanized steel, and stone tile (refer to material sample/color perspectives).

### *North Elevation*

The north elevation faces adjacent two-story single-family residences approximately 50 feet to the north of the building and provides access to the residential covered parking area. Two square windows are provided on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, as well as horizontal siding, metal panel cladding system, roof screen, and the top of the residential mezzanine areas.

### *East Elevation*

The east elevation provides access to covered handicap accessible parking areas, walkway, stairway, and rear access to the two commercial tenant spaces. The facade is similar to that of the north elevation in that windows, roof screen, horizontal siding, metal panel cladding system and top of the residential mezzanine areas are visible. In addition, this elevation reveals proposed exterior decks for two residential units.

### *South Elevation*

The south elevation faces Dixon Road with a distinctive 1<sup>st</sup> and 2<sup>nd</sup> story circular element wrapping around the corner to North Milpitas Boulevard. Exterior access to the 1<sup>st</sup> floor commercial space, stairwell, and elevator is provided by a person door. Architectural treatments include metal awnings, stone tile, galvanized steel and horizontal siding, as well as above-ground landscape planters and street trees. Future tenant signage space would be located above the 1<sup>st</sup> floor commercial space and 2<sup>nd</sup> floor dental office, however no signage is proposed with this application.

### *West Elevation*

The west elevation faces North Milpitas Boulevard and provides street front pedestrian access to the commercial retail spaces. In addition to a wrap-around corner element from Dixon Road, treatments include metal awnings, horizontal siding, stone tile, metal panel cladding system, and storefront glazing window and door treatment systems, planter boxes, walkways, and street trees. Future tenant signage space would be located above the 1<sup>st</sup> floor commercial space and 2<sup>nd</sup> floor dental office, however no signage is proposed with this application.

## **3) Landscaping**

The applicant is proposing to retain portions of the existing landscaping on the northeastern portion of the project site, including an approximately 30-inch circumference pine tree. New and enhanced landscaping consists of Canary Island Pine and Water Mellow Red Crape Myrtle trees along the perimeter of the site, Blood Red and Yellow Trumpet Vines, and annual plantings, such as Lily of the Nile, Lavender Star Flower, Mexican Sage, and Pink Lady Hawthorn. In addition, enhancement plantings of annuals are proposed in above ground planters located outside the building main entry (Dixon Road). Proposed new street trees along North Milpitas Boulevard and Dixon Road would be provided per the City's Treescape Master Plan.

## **5) Lighting**

Lighting for the new mixed-use building development includes exterior building wall mounted fixtures and freestanding parking lot lights. The proposed wall mounted light fixtures consist of 2 styles (included in packet): KVR2-to provide covered parking lot lighting; Quatrix-square shaped lights to provide exterior wall lighting. Proposed freestanding parking lot lights will match the KVR2 wall mounted parking lot fixtures in that they would be cylindrically shaped, dark bronze aluminum housing with rotating optics that redirect light. The proposed freestanding parking lot lights would be located on the east and north property lines. According to a site lighting plan provided by the applicant, the parking areas, driveways, and exterior building perimeter would be well-lit, therefore staff is confident there will be sufficient lighting on site. It should be noted that one freestanding parking lot light is proposed on the north property line, adjacent to existing residential development, therefore *staff recommends* a light shield be installed on the freestanding light, to the satisfaction of the Planning Division, to ensure there is no light spillover onto the adjacent residential properties.

## 7) Parking/Circulation

### *Parking*

Pursuant to Sections 38.06 (Mixed Use Off-Street Parking) and 53.23 (Parking Schedule) of the Milpitas Zoning Ordinance, required parking for retail uses is calculated at 1 space for every 250 square feet of gross floor area (GFA), dental offices at 1 space for every 225 GFA, 1.5 spaces for each 1-bedroom residential unit, 15% guest parking, with 1 parking space credit for every 8 bicycle parking spaces. Based on the zoning ordinance parking requirements the required parking for this project is 35 spaces. According to the site plan, the applicant is proposing 31 parking spaces on site, which creates a 4 parking space deficit and, therefore, a parking reduction is required for this project. See page 8 of this staff report for further discussion of the parking modification.

The applicant is proposing 31 parking spaces located along the north and east property lines, as well as adjacent to the building. Handicap accessible parking would be located adjacent to the building's east elevation with ramp access to the main entryway. Residential parking is proposed to be covered compact parking located adjacent to the building's north elevation. Residential parking will be marked as compact and marked for residential use only.

### *Circulation*

As mentioned above, direct vehicular access would remain off North Milpitas Boulevard and Dixon Road, however the driveway on Dixon Road would be relocated to the southeast portion of the parcel to provide access to the reconfigured site. Circulation throughout the site is provided by a surface driveway that provides a Dixon Road-North Milpitas Boulevard access.

## 8) Stormwater Runoff

According to the Grading and Drainage Plans, the proposed storm water flow line will run north along the eastern portion of the project site and then west to a proposed catch basin. **Staff recommends** the applicant submit a stormwater run-off control plan for the site that includes storm drain "no dumping" signage, regular trash receptacle inspections, inspect and pick up litter daily, and sweeping of sidewalks and parking lots, to the approval of the Planning Division.

## 9) Rooftop Equipment

As part of this application, seven (7) new mechanical rooftop equipment units are proposed on the building rooftop, above the 3<sup>rd</sup> floor residential units. According to mechanical specifications provided by the applicant, the new rooftop equipment is approximately 3-feet 8-inches in height. In addition, according to the proposed details, the proposed roof screen is 5-feet in height, therefore staff is confident the proposed air conditioning units will not exceed the height of the roof screen and, therefore will not be visible from surrounding views. However, **staff recommends** a standard condition that any future rooftop equipment meet the requirements of Section 42 of the Milpitas Zoning Ordinance.

## 10) Signage

No signage is proposed for the project at this time. Prior to the approval of any signage for the multi-tenant, mixed-use development, a sign program shall be required and an 'S' Zone application will need to be submitted for Planning Commission approval.

## 11) Noise

As stated above, according to the plans, seven new roof top mechanical units are proposed to be located behind a roof screen above the residential units. The applicant submitted acoustic information of the equipment that indicates the noise emitted from the mechanical units is 73dB at the source. As shown in Table 1 below, the Milpitas General Plan Land Use Compatibility for Community Noise (Table 6-1), normally acceptable noise levels for Single Family Residential district (R1) are 50 to 60dB and normally acceptable noise levels for Multiple Family Residential are 50dB to 65dB. It should be noted that the normally acceptable noise levels for Commercial areas are 50dB to 70dB.

**Table 1: Noise Emissions of Proposed Mechanical Equipment**

General Plan Normally Acceptable Levels	Proposed Decibels	Complies?
Single Family: 50dB-60dB	38dB	Yes
Multi Family: 50dB-65dB	60dB	Yes
Commercial Retail: 50dB-70dB	55 dB	Yes

According to the acoustic information provided by the applicant, the proposed mechanical units are 56-feet from the north property line. An acoustic calculation demonstrates the attenuation at the property line would be -35dB, therefore the noise at the property line would be 38dB. In addition, the proposed mechanical units are 5-feet from the closest mezzanine wall of the building. The acoustic calculation demonstrates the attenuation of the wall would be -12dB, therefore the sound level at the closest residential wall would be 60dB. Staff is confident the proposed mechanical units would not increase noise levels for adjacent property owners or project residential renters in excess of the General Plan normally acceptable levels. However, the provided noise calculations do not address noise generated from the nearby North Milpitas Boulevard/Dixon Road intersection, therefore **staff recommends** the applicant submit an acoustical study containing current and accurate data on the intersection with recommendations to ensure conformance with the General Plan Noise Element.

## 12) Solid Waste

An approximately 316-square foot trash enclosure is proposed to be located in the northeast portion of the site, adjacent to parking. Within this enclosure would be self-contained containers for recycling and trash. The split face concrete masonry enclosure would be approximately 8-feet tall with a metal roof and gates. The enclosure is proposed to be painted a light tan to match the proposed building stone exterior and would be screened by a landscaped area with climbing vines. It should be noted the trash enclosure details indicate the enclosure pad will be sloped, however no connection to the sanitary sewer is provided, therefore **staff recommends** the applicant submit revised trash enclosure details to include sanitary hook up. In addition, as a condition of approval, the applicant will be required to submit to the City evidence that an

adequate level of service for trash and recycling collection has been subscribed to prior to occupancy.

## USE PERMIT APPLICATION

### Parking Modification

According to the Parking Schedule (Section 53) of the Milpitas Zoning Ordinance, required parking for retail uses is calculated at 1 space for every 250 square feet of gross floor area (GFA), dental offices at 1 space for every 225 square feet GFA, residential parking at 1.5 covered spaces for every one bedroom unit, with 15% of residential for guest parking. It should be noted there is a 1 parking space reduction for every 8 bicycle parking spaces provided. According to the plans, the applicant is proposing a total of 2,835 square feet of ground floor retail, a 4,650 square foot 2<sup>nd</sup> floor dental office, and 3 one-bedroom residential units. Based on the zoning ordinance parking requirements the required parking for this project is shown in Table 2. below.

**Table 2.-Required Parking**

Use/Requirement	Required Parking
Retail: 1/250 s.f.	11
Dental Office: 1/225 s.f.	21
Residential: 1.5/1 bedroom unit	4
Residential Guest Parking: 15% of residential	0
Bicycle credit: 1 parking space/8 bicycle parking provided	-1
<b>Total Required Parking</b>	<b>35</b>

According to the site plan, the applicant is proposing 31 parking spaces on site, which creates a 4 parking space deficit and, therefore, a parking reduction is required, pursuant to Section 57.02-18 (Modification to Automobile Parking Space), for this project.

The City Principal Transportation Planner reviewed this application and prepared a Parking Analysis (dated October 18, 2006) for the project. According to the Parking Analysis, due to the nature of a mixed-use project, the parking demand for the different uses is expected to peak during different times of the day. The analysis indicates the parking demand will peak between 10:00 a.m. and 12:00 noon at 29 parking spaces, therefore the proposed supply of 31 parking spaces would be adequate to accommodate the peak parking demands of the project.

## CONFORMANCE WITH LOCAL PLANS AND ORDINANCES

### Conformance with the General Plan

As proposed, the mixed use building development is consistent with the General Plan in that the Housing Element designates the project location as an opportunity site for Mixed Use development, allowing for future multi-family housing and commercial retail. In addition, the proposed project is consistent with Implementation Policy 2.a-I-3 which encourages economic pursuits that will strengthen and promote development through stability and balance. The proposed mixed-use building development will provide for additional commercial retail space, dental office, and three new residential units, thereby promoting economic growth.

## Conformance with the Zoning Ordinance

As proposed, the project does not conflict with the Zoning Ordinance and is in conformance in terms of land use and development standards. The applicant is proposing to construct a new three (3)-story mixed-use building development for commercial retail, dental office, and residential units, which are permitted uses in the Mixed Use (MXD) zoning district.

Pursuant to Section 38.05 (Development Standards) of the Zoning Ordinance, the proposed project conforms with the development standards of the Mixed Use (MXD) district in the following ways:

**Table 2.-Mixed-Use (MXD) Development Standards**

Zoning Code Development Standards	Proposed Project	Complies?
<b>Building Height:</b> 45 feet	35 feet, 3-story	Yes
<b>Setbacks</b> <b>Front &amp; Street Side:</b> minimum 8 feet & maximum 15 feet (from back of sidewalk) <b>Interior Side:</b> 10 feet <b>Rear:</b> 10 feet <b>Buildings face onto street they front</b> <b>Landscaped or paved to allow seating</b> <b>Canopy 5' projection</b>	8 feet  49 feet, 7 inches 48 feet, 3 inches Yes  Yes Yes	Yes  Yes Yes
<b>FAR (non-residential):</b> 75 %	45%	Yes
<b>Parking Requirement:</b> 35	31	No (see page 8)
<b>Density:</b> 21-30 dwelling units per acre	7.96 du/ac	Yes*
<b>Compact Parking:</b> 40 % maximum	12%	Yes

\*Pursuant to Section 38.05-4, the minimum number of multi-family residential units may be reduced for parcels less than 20,000 square feet.

Staff reviewed the project within the context of the surrounding area and determined the application is consistent with Sections 38.00 (Mixed Use District) and 42.03 ("S" Zone Review Requirements). Properties on the west, southwest, south and east sides of the project site are zoned Neighborhood Commercial (C1) and developed with one-story commercial retail businesses. Properties located directly north of the project site are zoned Single-Family Residential (R1-3). Change of zoning from Neighborhood Commercial (C1) to Mixed-Use (MXD) would allow similar commercial and residential uses of the surrounding area on the project site. In addition, the layout of the site and landscaping are compatible and aesthetically harmonious with adjacent surrounding development in that the proposed building is set back approximately 50-feet from residential uses to the north, located on a prominent corner, and set back from North Milpitas Boulevard and Dixon Road to allow for easy access of bus and pedestrian users.

## **Environmental Review**

An Initial Study and a draft Negative Declaration (EA2006-9) were prepared for this project. The twenty-day public review period was from October 19, 2006 to November 7, 2006. No comments have been received at the time of this staff report preparation. Any comments received will be presented at the public hearing for this project. The environmental assessment determined there would be no significant impacts related to this project. Further discussion of potential impacts is included in the attached Environmental Assessment No. EA2006-9. As conditioned, the proposed project is not anticipated to create any significant environmental impacts as defined by the California Environmental Quality Act (CEQA).

## **Long Term Impacts**

As proposed, the project is for the demolition of a vacant, fire-damaged commercial retail building and construction of one new three-story mixed use building, site improvements, parking modification, change of zoning from Neighborhood Commercial (C1) to Mixed Use (MXD), and amend the General Plan from Retail Sub-Center to Mixed Use. The applicant is proposing to continue the existing commercial retail and dental office uses and include three new one-bedroom residential units within a new three-story building, thereby providing opportunities to promote economic growth by providing new residential units for local residents and businesses.

## **Neighborhood/Community Impact**

Based on the analysis and conclusions of this report, the proposed project, as conditioned, is not anticipated to have any adverse impacts on parking, traffic, noise, odors, or be detrimental to the health and safety of the public. In addition, the project will not have adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, loss of privacy, or increase in ambient noise.

## **RECOMMENDATION**

Close the public hearing. Adopt the Initial Study and draft Negative Declaration No. EA2006-9, approve 'S' Zone Approval No. SZ2005-10 and Use Permit No. UP2006-19, and recommend to the City Council adoption of Zone Change No. ZC2005-1 and General Plan Amendment No. GP2005-2 based on the Findings and Recommended Special Conditions below.

## **FINDINGS**

### **CEQA**

- 1) The Initial Study and draft Negative Declaration (No. EA2006-9) prepared for this project represents the independent review of the City of Milpitas Planning Staff and Planning Commission.
- 2) As conditioned, the proposed project will not create any significant environmental impacts, as defined by the California Environmental Quality Act (CEQA).

### **General Plan**

- 3) The proposed project, as conditioned, does not conflict with the General Plan and is consistent with Implementing Policy 2.a-I-3, which encourages economic pursuits that will

strengthen and promote development through stability and balance. The construction of a mixed-use building development will provide for additional commercial retail spaces, dental office, and three new residential units, thereby promoting economic growth.

### **Zoning Ordinance**

- 4) As conditioned, the proposed project does not conflict with the Zoning Ordinance in terms of land use in that commercial retail, dental office, and multi-family residential are permitted uses within the Mixed Use (MXD) zoning district.
- 5) As conditioned, the proposed project does not conflict with the Zoning Ordinance in terms of development standards in that the proposed mixed-use building development conforms with setbacks, height requirements, and landscape requirements of the Mixed Use (MXD) zoning district. In addition, parking modifications may be granted with Planning Commission approval.

### **'S' Zone**

- 6) As conditioned, the layout of the site, design of the proposed building, and landscaping would be compatible and aesthetically harmonious with adjacent and surrounding development. The proposed building would be located within a Mixed Use (MXD) zoning district with 'S' Zone overlay. Materials include stone tile, metal cladding system, plaster, horizontal recesses, entrance canopy, corner tower-element, and awnings that reflect a mix of residential, retail, and commercial services uses within a pedestrian-oriented streetscape that serves multiple purposes.

### **SPECIAL CONDITIONS**

1. This 'S' Zone Approval No. SZ2005-10 and Use Permit Approval No. UP2006-19 is for the demolition of an approximately 4,000 square foot commercial building and construction of an approximately 13,040 square foot mixed use building development and parking modification, located on parcel 026-25-024, as depicted on the approved plans, dated November 8, 2007, and as amended by these conditions of approval. Any modification to the project as proposed will require an "S" Zone Approval-Amendment or Use Permit Approval Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing, as per Section 42.10 of the zoning code. (P)
2. The proposed project shall be conducted in compliance with all applicable federal, state, and local regulations. (P)
3. If, at the time of submittal for any building permits, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
4. If, at the time of building or occupancy permit issuance, there is a project job account balance due to the City for recovery of review fees, permit issuance will not be initiated until the balance is paid in full. (P)
5. Prior to the issuance of permits for any roof-top equipment, detailed architectural plans for the screening of this equipment and/or line-of-sight view analysis demonstrating that



- the equipment will not be visible from surrounding view points shall be reviewed and approved by city staff in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)
6. Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. (P)
  7. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-foot freeboard level within their truck beds. (P)
  8. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. (P)
  9. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. (P)
  10. Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets. (P)
  11. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. (P)
  12. Plant vegetation in disturbed areas as quickly as possible. (P)
  13. Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts)). (P)
  14. Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance. (P)
  15. Prior to building permit issuance, the applicant shall provide the Planning Division specifications for a light shield for the proposed freestanding light adjacent to the residential properties north of the project site. The plans shall also document that no light spill over will occur onto the residential properties. (P)
  16. Prior to building permit issuance, the applicant shall submit to the Planning Division for review and approval a stormwater run-off control plan for the site that incorporates all applicable source control Best Management Practices as outlined in Appendix C of the City of Milpitas Stormwater C.3 Guidebook. (P)
  17. Prior to building permit issuance, the applicant shall submit an acoustic study to analyze the exterior noise levels with recommendations to ensure exterior noise levels do not exceed 65dB and interior noise levels do not exceed 45dB (P)
  18. Prior to building permit issuance, the applicant shall revise the plan trash enclosure details to include sanitary hook up. (P)
  19. Prior to occupancy, the applicant shall submit to the City evidence that an adequate level of service for trash and recycling collection has been subscribed to prior to occupancy. (P)

20. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
21. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
22. At the time of building permit plan check submittal, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to building occupancy permit issuance. (E)
23. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along N. Milpitas Boulevard and Dixon Road, including but not limited to curb, gutter, and sidewalk replacement, pavement/slurry seal, street lights installation, signage and striping, bus pad installation, bus stop improvement, minor signal modification and ADA curb ramp installation, undergrounding of overhead utilities, fire hydrants installation, storm drain, sewer and water services, as shown on the Engineering Services Exhibit "S", dated 11/1/2006. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (E)
24. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
  - A. Storm water connection fee of **\$8,129** based on 0.377 acres @ \$21,562 per acre. The water, sewer and treatment plant fee will be calculated at the time building plan check submittal.
  - B. Water Service Agreement(s) for water meter(s) and detector check(s).
  - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

25. Prior to building permit issuance, the developer shall pay its fair share cost of purchasing adequate public system sewage capacity for the development. Fees shall consist of treatment plant fees up to the Master Plan level and connection fees. Impact fees for discharges above master plan levels for sewage collection system infrastructure improvements, and regional plant capacity needs (above the master plan capacities), as determined by the City Engineer. This amount is estimated to be \$7,682, as of October 2006, to be adjusted by ENR at the time of payment. This impact fee is in addition to the City existing connection fee and treatment plant fee. (E)
26. Prior to any building permit issuance, the developer shall provide for adequate sewage pumping capacity at the Milpitas Main Sewage Pump Station for the respective developments. The developer can fulfill this obligation by payment of \$4,408 to the City for this purpose. This amount is as of October 2006, and to be adjusted by ENR at the time of payment. (E)
27. Prior to building permit issuance; the developer shall pay its fair share cost of purchasing adequate public system water for the respective developments, including costs for capacity and storage needs above master plan capacities, as determined by the City Engineer. This amount is estimated to be \$1,523, as of October 2006, to be adjusted by ENR at the time of payment. (E)
28. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, Sewer, storm and water connection fees, sewer treatment plant fees, plan check and inspection deposit. (E)
29. Prior to building permit issuance, the developer shall dedicate necessary public service utility easements, and easements for water and sanitary sewer purposes, as shown on the Engineering Services Exhibit "S", dated 11/1/2006. (E)
30. Except for the transmission lines supported by metal poles carrying voltages of 37.5KV or more that do not have to be undergrounded, the developer shall remove poles 1, 2, 3, and 4 and underground all existing wires supported by these poles, as shown on the Engineering Services Exhibit "S", dated 11/1/2006. All proposed and existing utilities within the development shall also be undergrounded. (E)
31. Multistory buildings as proposed require water supply pressures above that which the city can normally supply. Additional evaluations by the applicant are required to assure proper water supply (potable or fire services). The Applicant shall submit an engineering report detailing how adequate water supply pressures will be maintained. Contact the Utility Engineer at 586-3345 for further information. (E)
32. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
  - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
  - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering

- Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection. (E)
33. Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)
  34. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
  35. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements including but not limited to building overhangs and raised medians, and no trees or deep rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
  36. Prior to occupancy permit issuance, applicant/property owner shall construct a new trash enclosure to accommodate the required number of bins needed to serve the proposed development. The proposed enclosure shall be designed per the Development Guidelines for Solid Waste Services and enclosure drains must discharge to sanitary sewer line. City review/approval is required prior to construction of the enclosure. (E)
  37. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant / property owner shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, applicant / property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the applicant shall submit evidence to the City that a minimum level of refuse service has been secured using a Service Agreement with Allied Waste Services (formally BFI) for commercial services to maintain an adequate level of service for trash and recycling collection. After the applicant has started its business, the applicant shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)
  38. Per Chapter 200, Title V of Milpitas Municipal Code (Ord. No. 48.7) solid waste enclosures shall be designed to limit the accidental discharge of any material to the storm drain system. The storm drain inlets shall be located away from the trash enclosures (a minimum of 25 feet). This is intended to prevent the discharge of pollutants from entering the storm drain system, and help with compliance with the City's existing National Pollution Discharge Elimination System (NPDES) Municipal permit. (E)
  39. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)

40. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
41. It is the responsibility of the developer to obtain any necessary encroachment permits and approvals from affected agencies and private parties. Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
42. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
43. The design of this project shall include adequate Best Management Practices (BMPs) to eliminate pollutant from entering the offsite drainage systems. (E)
44. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
45. All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped immediately behind the water meter if it is not to be used. The sanitary sewer shall be capped off at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)
46. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X". (E)
47. At the time of building plan check submittal, the developer shall incorporated the changes shown on Engineering Services Exhibit "S"(dated 11/1/2006) in the design plans and submit three sets of civil engineering drawings showing all proposed utilities to the Land Development Engineer for plan check. (E)



## **PROJECT DESIGN STATEMENT**

### **MIX-USE DEVELOPMENT 1880 N. MILPITAS BLVD. / MILPITAS, CA**

Today, a majority of buildings are being designed and built with square footage efficiency and speedy construction as the main goals rather than creating a lasting, unique presence in the neighborhood and immediate streetscape. However, 1880 N. Milpitas' new development located at the corner of Milpitas Blvd. and Dixon Road; a highly visible corner and conveniently accessible by public transportation will meet high architectural design expectations as set-forth by The City of Milpitas Planning Department and Mena Architects' design team. The design philosophy has been influenced by the progressive spirit of the South Bay expressing its strong economy, growth and pace setting technological advancement.

The proposed Mix-Use development for 1880 N. Milpitas will be a three story building with retail space on the ground floor, professional office on the second floor, and residential dwellings on the third floor. The floor plate sizes will range from about 2500 to 4500 square feet for a total building gross area of approximately 13,000 square feet. The core design challenge of this building was to incorporate the three distinct uses proposed, expressing each individually yet creating a harmonious whole.

Although this building's overall massing will maintain a strong street edge along Milpitas Blvd. and Dixon Road on the ground level and then pull back from the street on the third floor along street fronts, the vertical and horizontal articulation with its distinctive architectural elements will unfold a unique anticipation throughout its entire building volume. Therefore, the design team chose gray metal composite panels, stone tile, and cement plaster as the main building skin components, which are complemented with blue-green glass, resulting in a casual elegance yet suitable for the exterior envelope.

It is the design intent to create a city icon for Milpitas, which will speak to the high standards that the city has sought to establish for new developments and suitability to locale dignifying it as a local pioneer inevitably encouraging others to follow with similar developments in this area. Recognizing that as the city continues to grow...new exciting building types must be created. In addition, this building design will be complemented with rich landscape and hardscape, including street trees, berms, and raised planters embracing the inviting front walkways so as to provide a smooth transition between the street context and its interiors.

1880 N. Milpitas' new development as a mix-use edifice will house AAA Dental Offices, which as an established business in the City will continue to provide its professional dental care services to the neighborhood. 1880 N. Milpitas' new development will contribute to the economic growth and splendor of Milpitas making this building and their businesses a great asset for the city as a source of pride, success and employment opportunities.

**County of Santa Clara**  
Office of the County Clerk-Recorder  
Business Division

County Government Center  
70 West Hedding Street, E. Wing, 1<sup>st</sup> Floor  
San Jose, California 95110 (408) 299-5665



**ENVIRONMENTAL DECLARATION**

For CLERK-RECORDER'S USE ONLY

POSTED ON 10-19-06 THROUGH 11-8-06  
IN THE OFFICE OF THE COUNTY CLERK-RECORDER  
BRENDA DAVIS, COUNTY CLERK  
BY [Signature] DEPUTY  
**VERONICA AGUIRRE**

FOR CLERK-RECORDER FILE STAMP

**ENDORSED**

OCT 19 2006

BRENDA DAVIS, County Clerk-Recorder  
Santa Clara County  
By [Signature] Deputy

CLERK-RECORDER FILE NO. \_\_\_\_\_

NAME OF LEAD AGENCY: City of Milpitas  
NAME OF APPLICANT: David Nera / Marlene Nera

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. ☒ NOTICE OF PREPARATION for Initial Study and  
no intent to adopt
2. ☐ NOTICE OF EXEMPTION Negative Declaration
3. NOTICE OF DETERMINATION  
NEGATIVE DECLARATION PURSUANT TO PUBLIC RESOURCES CODE § 21080(C)  
☐ \$1300.00 REQUIRED (\$1250.00 STATE FILING FEE AND \$50.00 COUNTY CLERK FEE)  
☐ IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - \$50.00 COUNTY CLERK FEE REQUIRED
4. NOTICE OF DETERMINATION  
ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUBLIC RESOURCES CODE § 21152  
☐ \$900.00 REQUIRED (\$850.00 STATE FILING FEE AND \$50.00 COUNTY CLERK FEE)  
☐ IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - \$50.00 COUNTY CLERK FEE REQUIRED
5. Other: \_\_\_\_\_

CA Dept. of Fish and Game Receipt # \_\_\_\_\_

NOTICE TO BE POSTED FOR 20 DAYS.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL ENVIRONMENTAL DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING.  
CHECKS SHOULD BE MADE PAYABLE TO : COUNTY CLERK-RECORDER.



## ENVIRONMENTAL IMPACT ASSESSMENT NO: EA2006-9

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: Kim Duncan

October 19, 2006

date

Title: Project Planner

1. Project title: MIXED USE BUILDING DEVELOPMENT
2. Lead Agency Name and Address: CITY OF MILPITAS, 455 E. CALAVERAS BOULEVARD, MILPITAS, CA
3. Contact person and phone number: Kim Duncan, 408/586-3283
4. Project location: 1880 NORTH MILPITAS BOULEVARD, MILPITAS, CA 95035 (APN: 026-25-024)
5. Project sponsor's name and address:  
David Mena, Mena Architects, 600 Montgomery Street, 4<sup>th</sup> Floor, Ste. D, San Francisco, CA 94111
6. General plan designation: Retail Sub-Center
7. Zoning: Neighborhood Commercial (C1)
7. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  
Demolish an approximately 4,000 square foot, one-story commercial retail building and construct an approximately 13,040 square foot, three-story (45 feet in height), mixed use building. Proposed uses for this site are first floor commercial retail, second floor dental office, and three one-bedroom dwelling units on the third floor. The proposal includes Site and Architectural Review for the new building and site improvements, Use Permit for parking modifications, Zone Change from Neighborhood Commercial (C1) to Mixed-Use (MXD), and a General Plan Amendment from Retail Sub-Center to Mixed Use, located at 1880 North Milpitas Boulevard (APN: 026-25-024).
9. Surrounding land uses and setting: Briefly describe the project's surroundings:  
The project site is a 16,420 square foot parcel located at the northeast corner of North Milpitas Boulevard and Dixon Road. Currently, the parcel is surrounded by security fencing and occupied by a vacant, fire-damaged building. Surrounding zoning is Neighborhood Commercial (C1) to the east, west, south, and southwest, with single-family residential (R1-3) directly to the north. Two vacant parcels are located directly east of the project site. Surrounding commercial uses include Lions Market, McDonald's, photo, dental, beauty, video, and optometry shops, as well as numerous restaurants (City Square and Sunnyhills Shopping Centers) to the south, Walgreen's, Q-Cup, restaurants, and retail shops to the southwest (Crescent Square), a gas station to the west, and liquor store and commercial retail stores to the east. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, or sensitive land uses.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)  
Santa Clara Valley Transportation Agency



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: 10/19/06

Project Planner: Kim Duncan

Signature

KIM DUNCAN  
Printed Name

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
<b>I. AESTHETICS:</b>						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 17,18
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 15, 16 17, 18
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 17, 18
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 17, 18 27
<b>II. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14, 17,18
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14, 17,18
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14 17,18

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

<b>III. AIR QUALITY:</b> (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2 9,19,
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,19
<b>IV. BIOLOGICAL RESOURCES:</b> Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2, 18,19
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2 18,19

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14 17,18
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14 17,18
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14 28
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 13,14 17,18 19
<b>V. CULTURAL RESOURCES:</b> Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,14,15 16,17 18
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,14,15 16,17 18
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,14,15 16,17 18
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,14,15 16,17 18
<b>VI. GEOLOGY AND SOILS:</b> Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,11 14,18

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11,19
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8 11,18 19
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11,18 19
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18 19
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8 11,18 19
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8 11,18 19
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11,21 22,23
<b>VII. HAZARDS AND HAZARDOUS MATERIALS:</b>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9 14,17, 18,26
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		1,2,9 14,17, 18,26
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,13 14,17 18,19

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,18
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,17 18,19
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,17 18,19
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 19,29
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,17 18
<b>VIII. HYDROLOGY AND WATER QUALITY:</b>						
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 21,22
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 21
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,19

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,19
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 19,23
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 21
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 20
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 20
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 20
<b>IX. LAND USE AND PLANNING:</b>						
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,17 18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 12,13
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18
<b>X. MINERAL RESOURCES:</b>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 17,18 19
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 17,18 19
<b>XI. NOISE:</b>						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,11 17,18
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 17,18
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,11,19



WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13
<b>XII. POPULATION AND HOUSING:</b>						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18
<b>XIII. PUBLIC SERVICES:</b>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:  Fire protection?  Police protection?  Schools?  Parks?  Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 13,29

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
<b>XIV. RECREATION:</b>						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
<b>XV. TRANSPORTATION/TRAFFIC:</b> Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,4 11
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,4 11
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,29
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,4 11,13

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,4 11,13 24
<b>XVI. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18,22
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18,21 22
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 23
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 21
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,22
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE:</b>						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,13, 14,16 17,18 19,26
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4 11,12 13,14 16,17 18,19 21,22 23,26
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2 4,8 9,11 13,14 17,18 19,20 26

**ENVIRONMENTAL IMPACT ASSESSMENT**  
**SOURCE KEY**

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other: Phase I Assessment Update, PIERS Environmental Services, Inc. dated October 2005.
27. Other: Material and Color Board
28. Other: Milpitas Municipal Code

29. Other: Milpitas Fire Department



# CITY OF MILPITAS

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## MIXED USE BUILDING DEVELOPMENT ENVIRONMENTAL IMPACT ASSESSMENT (EA2006-9) INITIAL STUDY

### ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

#### EXISTING SETTING:

*The project site is a 16,420 square foot parcel located at the northeast corner of North Milpitas Boulevard and Dixon Road. Currently, the parcel is surrounded by security fencing and occupied by a vacant, fire-damaged building. Surrounding zoning is Neighborhood Commercial (C1) to the east, west, south, and southwest, with single-family residential (R1-3) directly to the north. Two vacant parcels are located directly east of the project site. Surrounding commercial uses include Lions Market, McDonald's, photo, dental, beauty, video, and optometry shops, as well as numerous restaurants (City Square and Sunnyhills Shopping Centers) to the south, Walgreen's, Q-Cup, restaurants, and retail shops to the southwest (Crescent Square), a gas station to the west, and liquor store and commercial retail stores to the east. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, or sensitive land uses.*

#### PROJECT DESCRIPTION:

*Demolish an approximately 4,000 square foot, one-story commercial retail building and construct an approximately 13,040 square foot, three-story (45 feet in height), mixed use building. Proposed uses for this site are first floor commercial retail, second floor dental office, and three one-bedroom dwelling units on the third floor. The proposal includes Site and Architectural Review for the new building and site improvements, Use Permit for parking modifications, Zone Change from Neighborhood Commercial (C1) to Mixed-Use (MXD), and a General Plan Amendment from Retail Sub-Center to Mixed Use, located at 1880 North Milpitas Boulevard (APN: 026-25-024).*

**Attachment to MIXED USE BUILDING, EA2006-9, GP2005-2, ZC2005-1, SZ2005-1, UP2006-9.**

**Discussion of Checklist/Legend**

PS: Potentially Significant Impact

LS/M: Less Than Significant with Mitigation Incorporation

LS: Less Than Significant Impact

NI: No Impact

**I. AESTHETICS**

Environmental Impacts

a, b, c, d) Have a substantial adverse effect on a scenic vista, highway, or create a new source of substantial light? NI

The project site is located at the northeast corner of North Milpitas Boulevard and Dixon Road, within an existing commercial-retail district with single-family residential (R1-3) located directly north of the site. The project site is not in proximity to a state scenic highway or vista. In addition, the project site is currently developed with a single-story commercial retail building that is currently vacant and damaged by fire. Demolition of the existing building and construction of one new three (3) story mixed-use building will not create a new source or substantial light or glare.

**II. AGRICULTURE**

Environmental Impacts

a, b & c) Convert Prime Farmland to non-agricultural uses, conflict with existing zoning for agricultural use, or involve other changes in the existing environment resulting in conversion of Farmland to non-agricultural uses? NI

The project site is currently developed with a vacant commercial retail building with surrounding uses that include commercial retail and single family residential (R1-3). Two parcels directly to the east are vacant and not used as agricultural farmland, therefore the proposed project does not conflict with a Williamson Act contract, nor is it Prime Farmland.

**III. AIR QUALITY**

Environmental Impacts



a, b, c) Conflict with implementation of the applicable air quality plan, violate air quality standards, or result in a cumulatively net increase of criteria pollutants? NI

The proposed project will result in an approximately 13,040 square foot mixed use building with uses that include 2,835 square feet of retail, 4,650 square feet of dental office, and three (3) one-bedroom residential units. According to a Traffic Impact Study for the project, the proposed uses would generate approximately 30 peak p.m. vehicle trips per day and the level of service (LOS) would remain at a LOS C. The peak vehicle trips would be considered not significant, therefore the project would not violate air quality standards or increase criteria pollutants.

d & e) Expose sensitive receptors to substantial pollutant concentrations or create odors? LS

Air quality impacts associated with construction activities are anticipated to consist of airborne dust particulate matter (PM<sub>10</sub>) as earthwork commences. This stray dust has the potential for exposing sensitive receptors to substantial pollutants and odors, therefore it could be considered significant on a temporary and localized basis. The Bay Area Quality Management District provides control measures that would be applied to this project, such as watering construction areas, covering trucks, and daily sweeping, for construction emissions of PM<sub>10</sub> that, when implemented, would reduce the impact of air pollutant emissions from construction activities to a level considered *less than significant*.

#### **IV. BIOLOGICAL RESOURCES**

##### **Environmental Impacts**

a-f) Have a substantial adverse effect on any candidate, sensitive or special status species, sensitive natural community, federally protected wetlands, interfere with movement of native resident or migratory fish or wildlife species, conflict with local policies or ordinances, or conservation plan? NI

The project site is located within a Neighborhood Commercial (C1) zoning district and developed with an existing commercial retail building. Surrounding development consists of commercial retail buildings, as well as single-family residential (R1-3) directly to the north. The project site and surrounding area are located within a well developed urban area, therefore it is anticipated the project will have *no adverse impacts* on biologic resources.

## **V. CULTURAL RESOURCES**

### **Environmental Impacts**

a-d) Cause a substantial adverse change in the significance of a historical, archaeological, or paleontological resources, or disturb human remains? NI

The project site is currently developed with a commercial retail building within the Neighborhood Commercial zoning district and is not located within a historic district. In addition, there are no designated cultural resources in proximity of the project site. The project includes demolition of the existing commercial retail building and construction of a new three (3)-story mixed-use building on the same parcel with minimal grading and excavation, therefore it is anticipated there will be *no adverse impacts* on historic, archaeological, or paleontological resources, nor disturb any human remains.

## **VI. GEOLOGY AND SOILS**

### **Environmental Impacts**

a-e) Expose people and structures to seismic related ground shaking or failure, liquefaction, landslides, soil erosion, unstable soil, expansive soil, or incapable of supporting septic tanks? LS

The project site is located in a developed urban commercial retail area located in the northeast portion of the City. According to the General Plan Seismic and Geotechnical Evaluation Map (Figure 5-2), the project site is not located within the Alquist-Priolo Special Study Zone. However, according to the General Plan Geotechnical Hazards Map (Figure 5-1) and the project site is subject to seismic-related ground failure, liquefaction, and expansive soil. The City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the City's building permit review and construction inspection process. Therefore, it is anticipated impacts would be *less than significant* regarding seismic ground shaking or failure, liquefaction, landslides, erosion, stability, or expansive soil.

## **VII. HAZARDS AND HAZARDOUS MATERIALS**

### **Environmental Impacts**

a, c-h) Would the project create a significant hazard through the routine use, transport, use, or disposal of hazardous materials; located within ¼ mile of a school or on a list of hazardous material sites; located within 2 miles of a public airport or private airstrip; impair implementation of an emergency response or evacuation plan, or expose people/structures involving wildland fires? NI

The project site is located within a developed Neighborhood Commercial (C1) district that is not in proximity to an airstrip or open wildlands, however, the project is within ¼ mile of an existing school (Weller School). The proposed project is for the construction of a mixed-use building for retail, dental office, and residential units, however the project would not involve the use, transport or disposal of hazardous materials, therefore it is anticipated there would be *no impact*.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? LS

The project site is currently developed with a vacant commercial retail building within an existing commercial district. According to a Phase I Assessment Update (PIERS Environmental Services, October 2005), no recognized environmental conditions occur on the project site, such as soil or groundwater contamination. However, the existing building was constructed in 1981 and construction activities for the project may involve the transport of hazardous materials, including building demolition debris containing asbestos. Removal, relocation, and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risk to workers, the public, and environment, therefore the impact would be considered significant unless mitigated. As part of the City's building construction permitting process for all demolition activities, contractors are required by State law to obtain approval from the Bay Area Air Quality Management District to remove asbestos therefore, the impact would be considered *less than significant*.

## **VIII. HYDROLOGY AND WATER QUALITY**

### **Environmental Impacts**

a-j) Would the project violate any water quality or waste discharge requirement, alter the existing drainage pattern of the site, contribute runoff water, degrade water quality, place housing within a 100 year flood hazard area, expose people to significant loss involving flooding, or inundation by tsunami? NI

The project site is currently developed with a commercial retail building and surface parking lot within an existing commercial district. The existing building is proposed to be demolished and a new 3-story mixed-use building constructed on the project site. The project site is located within a 500-year flood zone and no additional impervious surfaces are proposed. Therefore, *no impacts* are anticipated to hydrology or water quality.

## **IX. LAND USE AND PLANNING**

### **Environmental Impacts**

a-c) Would the project physically divide a community, conflict with any land use plan or regulation, or any habitat conservation plan? NI

The project site is currently developed with a commercial retail building within an existing Neighborhood Commercial (C1) zoning district and General Plan land use designation as Retail Sub-Center. In addition, the project site is not within a habitat conservation area. The proposed project will rezone the existing land use to Mixed-Use (MXD) and amend the General Plan to Mixed-Use. According to the General Plan Housing Element (B-I-4), the north side of Dixon Landing Road (between North Milpitas Boulevard and Arizona Avenue) is designated as a marginal commercial area for rezoning from Neighborhood Commercial (C1) to Mixed-Use (MXD) to allow multi-family housing. The proposed zone change and General Plan Amendment are consistent with the General Plan, therefore would not physically divide the community, therefore *no impacts* are anticipated to land use and planning.

## **X. MINERAL RESOURCES**

### **Environmental Impacts**

Would the project result in the loss of a known mineral resource or availability of a locally important mineral resource recovery site? NI

The project is located in an existing Neighborhood Commercial (C1) district and developed with a commercial retail building. According to the Milpitas General Plan, the project site is not located within a Mineral Resource Zone sector, therefore *no impacts* are anticipated on mineral resources.

## **XI. NOISE**

### **Environmental Impacts**

b,c, e, f) Would the project result in:

- Exposure of persons to generation of excessive groundborne vibration or groundborne noise levels;
- Permanent increase in ambient noise levels,
- Located within an airport land use plan or private airstrip? NI

The project site is currently developed with a commercial retail building within a neighborhood commercial district, located at the corner of North Milpitas Boulevard and Dixon Road. The project will demolish the existing commercial building and construct a new three (3)-story mixed-use building for future retail, dental office, and residential uses. The proposed project would not generate any additional groundborne vibration or groundborne noise and is not located within an airport land use plan or private airstrip, therefore it is anticipated there will be *no impacts* to noise levels.

a & d) Would the project result in the exposure of persons to generation of noise levels in excess of the local General Plan or substantial temporary or

periodic increase in ambient noise level in the project vicinity above levels existing without the project? LS

The project site is currently developed with a commercial retail building within a neighborhood commercial district, located at the corner of North Milpitas Boulevard and Dixon Road. The project would construct a new mixed-use building for commercial retail, dental office, and three residential units. According to the General Plan Noise Element, the exterior day/night noise levels normally acceptable in multifamily residential districts are 50dB to 65db, however normally acceptable levels for the commercial district are 50dB to 70dB, which exceeds acceptable residential noise levels by 5dB, therefore there is the potential of exposing persons to noise in excess of the General Plan noise standards. However, as a condition of approval of the project, the applicant will provide an acoustic study to analyze the exterior noise levels with recommendations to ensure exterior noise levels do not exceed 65dB and interior noise levels do not exceed 45dB, therefore the impact would be considered *less than significant*.

In addition, project construction noise may create temporary adverse impacts to surrounding uses, however the Milpitas Municipal Code sets forth restrictions on construction related activity to weekdays and weekends (7:00 a.m. to 7:00 p.m.), with no construction activities permitted on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, therefore the impact would be considered *less than significant*.

## **XI. POPULATION AND HOUSING**

### **Environmental Impacts**

a-c) Would the project induce substantial population growth, displace existing housing, or necessitate construction of replacement housing? NI

The proposed project would construct a mixed-use development for retail and dental offices, as well as three (3) one-bedroom residences. The 3 residences are not anticipated to induce a significant population growth, displace housing, or necessitate construction of replacement housing, therefore no impacts are anticipated for population and housing.

## **XIII. PUBLIC SERVICES**

### **Environmental Impacts**

a) Would the project result in impacts associated with fire or police protection, schools, parks, or other public facilities? NI

The proposed mixed-use building would not require additional fire, police, schools, parks, or other public facilities.

#### **XIV. RECREATION**

##### **Environmental Impacts**

a, b) Would the project increase the use of parks or require the construction of recreational facilities? NI

The proposed mixed-use building and 3 new residential units would not significantly increase the use of public parks or require the construction of recreational facilities.

#### **XV. TRANSPORTATION/TRAFFIC**

##### **Environmental Impacts**

a-e) Would the project cause an increase in traffic, exceed level of service, change air traffic patterns, increase hazards due to design features, or result in inadequate emergency access? NI

The project site is located on the northeast corner of North Milpitas Boulevard and Dixon Road and not within an airport land use plan. Primary vehicular access to the site will be provided by the two existing 2-way drive lanes off North Milpitas Boulevard and Dixon Road, with onsite circulation provided along the outer property perimeter. The existing PM peak hour level of service (LOS) for the North Milpitas Boulevard/Dixon Road intersection is LOS "C". According to a Traffic Impact Study for this project, the anticipated LOS for this intersection after construction of the proposed mixed-use building will remain LOS "C", therefore it is anticipated the project will have *no impact* on traffic, LOS, or emergency access.

f). Would the project result in inadequate parking capacity? LS

According to the Milpitas Zoning Ordinance Parking Requirements (Section 53), 35 parking spaces are required (after a 1-space "credit" for providing 8 bicycle spaces on site) for the commercial retail, dental office, and 3 residential units for this building, however 31 parking spaces are proposed on site, thereby creating a 4 parking space deficit for the project. According to a parking analysis conducted by the City's Principal Transportation Planner, the peak parking demand time occurs mid-morning with a total demand of 29 parking spaces, therefore the 31 parking spaces would be sufficient to provide ample parking for the project and the impact would be *less than significant*.

#### **XVI. UTILITIES AND SERVICE SYSTEMS**

##### **Environmental Impacts**

a-g) Would the project exceed wastewater treatment requirements, require construction of new water, wastewater, or storm water treatment facilities, have sufficient water supplies, sufficient landfill capacity, and comply with all regulations related to solid waste? NI

The proposed project would demolish an approximately 4,000 square foot commercial retail building and construct an approximately 13,040 square foot, three (3) story mixed-use building. The proposed project would not significantly increase the demand for utilities and service systems, therefore would be considered *no impact*.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? NI

b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? NI

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? LS.



# CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

## **NEGATIVE DECLARATION** **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA2006-9**

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT MIXED-USE BUILDING DEVELOPMENT, LOCATED AT 1880 NORTH MILPITAS BOULEVARD, MILPITAS, CA, WHEN IMPLEMENTED, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

**Project Title:** Mixed-Use Building Development.

**Project Description:** Demolish an approximately 4,000 square foot, one-story commercial retail building and construct an approximately 13,040 square foot, three-story (45 feet in height), mixed-use building. Proposed uses for this site are first floor commercial retail, second floor dental office, and three one-bedroom dwelling units on the third floor. The proposal includes Site and Architectural Review for the new building and site improvements, Use Permit for parking modifications, Zone Change from Neighborhood Commercial (C1) to Mixed-Use (MXD), and a General Plan Amendment from Retail Sub-Center to Mixed Use, located at 1880 North Milpitas Boulevard, zoned Neighborhood Commercial (C1).

**Project Location:** 1880 North Milpitas Boulevard, Milpitas, CA 95035 (APN: 026-25-024)

**Project Proponent:** David Mena, Mena Architects, 600 Montgomery Street, 4<sup>th</sup> Floor, Ste D, San Francisco, CA 94111.

The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Environmental Information Form (E.I.F.) and the Initial Study and finds that the project will have no significant impact upon the environment, as recommended in the EIA.

Copies of the Environmental Information Form and Initial Study/Mitigated Negative Declaration may be obtained at the Milpitas Planning Department, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

By: Kim Duncan  
Project Planner

Forward to the County Clerk on this 19th day of October, 2006  
By Kim Duncan





# Traffic Impact Study

## 1880 N. MILIPITAS BOULEVARD MIXED USE DEVELOPMENT CITY OF MILIPITAS

**Prepared for:**

Mena Architects  
600 Montgomery Street  
4th Floor, Ste. D  
San Francisco, CA 94111  
Attn: David Mena, AIA

**Prepared by:**

Abrams Associates  
1660 Olympic Boulevard, Suite 210  
Walnut Creek, CA 94596

**RECEIVED**

APR 28 2006

APRIL, 2006



**Abrams Associates**  
TRAFFIC ENGINEERING, INC.

CITY OF MILPITAS  
PLANNING DIVISION

# **Traffic Impact Study 1880 N. Milpitas Blvd.**

## **Mixed Use Development**

in the  
City of Milpitas

**Prepared by  
Abrams Associates  
February 2006**

The proposed project is located at the corner of Dixon Landing Road and N. Milpitas Boulevard in the City of Milpitas. The site is presently occupied by commercial office space, and is being redeveloped as a mixed use project. The project location is shown in Figure 1.

This subject property is about 0.31 acres, and is a very small traffic generator. The proposed mixed use is forecast to develop about 35 trips in the peak hour, which is quite similar to the trip generation that was previously occurring on the site. As such, it does not have a measurable impact on intersection capacity and roadway congestion characteristics. The purpose of this traffic study, therefore, is to review the safety and compatibility of site access, internal traffic operations, and the impacts on the bus stops, intersection conditions, and pedestrian circulation at Dixon Landing Road and North Milpitas Boulevard

## **Introduction - Project Description**

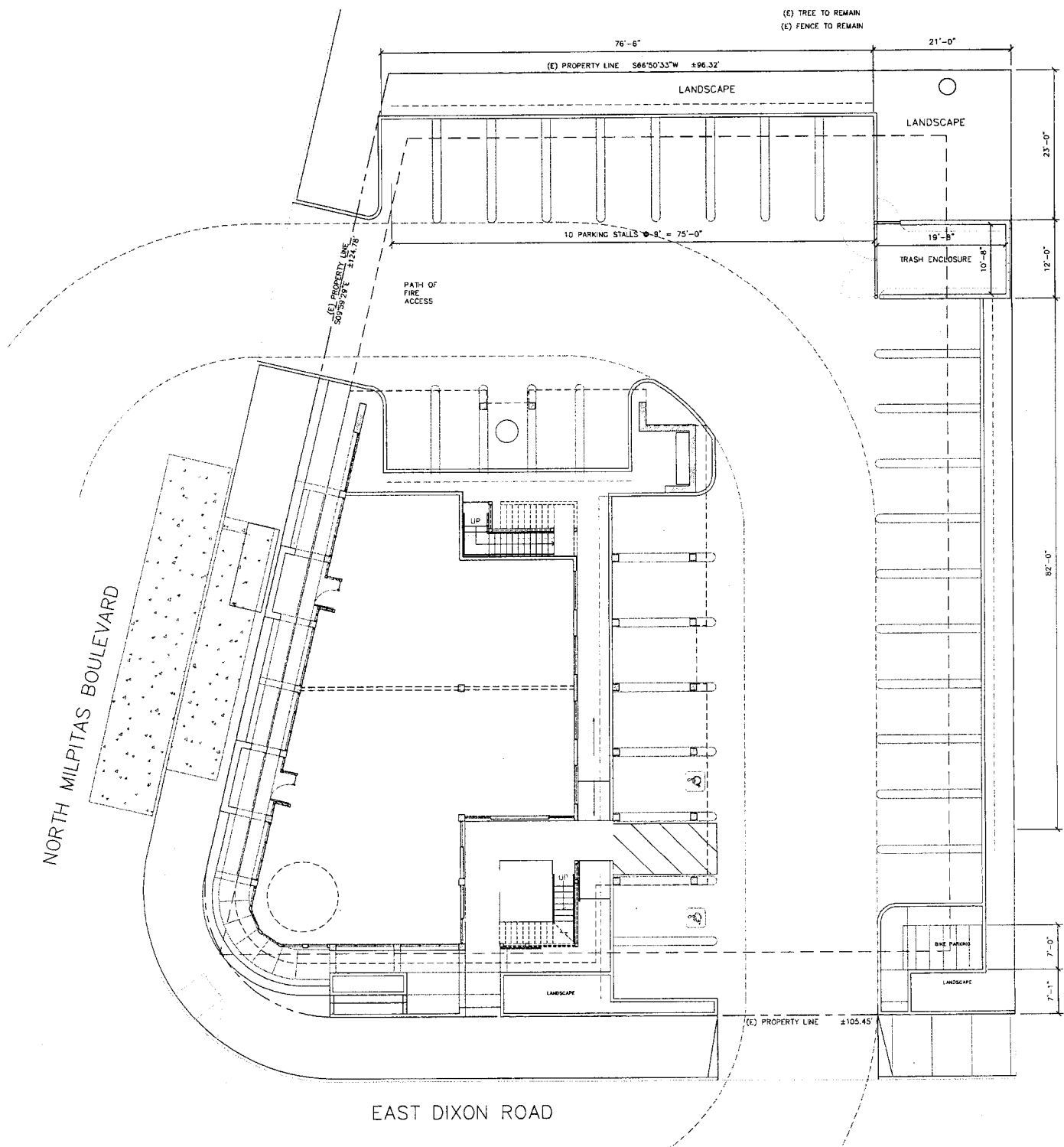
Traffic conditions have been analyzed for the AM peak hour (7:30 – 8:30 AM), and the PM commute peak hour (5:00 to 6:00 PM). Observations of traffic conditions were also made on a Saturday. There are existing curb cuts and driveways along the project frontage.

### **Existing Conditions**

**Roadway System.** The principal roadways affected by the project are Dixon Landing Road and North Milpitas Boulevard. Both of these roads are arterial streets in the City of Milpitas, and have an ADT (average daily traffic) of 20,000 to 30,000 vehicles per day. To the east of the intersection, Dixon Landing Road is not a through street, and serves primarily residential areas.

There is no on-street parking along the project frontage, or on the adjacent streets. The intersection is signalized with pedestrian crosswalks on each approach.

**Bus Transit Facilities.** AC Transit provides bus service on both Dixon Landing Road and North Milpitas Boulevard. A bus stop is located on the frontage of the project on North Milpitas Boulevard. The bus routes generally operate at 30 minute headways, with about 20 minute headways during the peak hours. This equates to 2 or 3 buses per hour using this bus stop.



**FIGURE 1 | SITE PLAN**  
**TRAFFIC IMPACT STUDY**  
**1880 N. Milpitas Blvd.**  
 City of Milpitas

**Pedestrian-Bicycle Conditions.** There are sidewalks on all of the nearby streets in the vicinity of the project along with crosswalks at all intersections. There are also bicycle lanes on some portions of Dixon Landing Road.

## **Standards of Significance**

At signalized intersections, significant traffic impacts are defined to occur when the addition of project traffic causes traffic operations to deteriorate from an acceptable level to an unacceptable level. The TRB (Transportation Research Board) Circular 212 methodology used in analyzing operations at the proposed signalized intersection is based on the utilization of intersection capacity. This methodology yields both a volume-to-capacity (V/C) ratio and Level-of-Service (LOS) ratings from A to F. It should also be noted that the City of Milpitas does not normally require a traffic study for projects that generate less than 50 peak hour trips. This is also consistent with Caltrans guidelines.

For this study, the LOS for signalized intersections have been determined using the most recent methodologies as suggested in the Caltrans Guidelines. The level-of-service definitions and corresponding volume-to-capacity ratios for signalized intersections are included in the Appendix as Table A-1.

## **Traffic Capacity Conditions**

AM and PM peak-hour turning movement counts were conducted by Abrams Associates at the main study intersection at Dixon Landing Road and North Milpitas Boulevard. The results of these counts have been summarized for both the AM and PM peak hour and are shown in Figure 2. The capacity calculation results are summarized in Table 1.

**Table 1**  
**Existing Intersection Levels of Service**

No	Intersection	Traffic Control	Existing LOS AM Peak Hour	Existing LOS PM Peak Hour
1	Dixon Landing Road and North Milpitas Boulevard	Traffic Signal	LOS "B" v/c ratio = 0.63 Ave Delay = 17.6 sec	LOS "C" v/c ratio = 0.70 Ave Delay = 33.3 sec

**Note:** Capacity calculation results are expressed in terms of volume-to-capacity ratio (V/C) and Level of Service for signalized intersections. Based on traffic counts taken in December 2005.

The major study intersection currently has acceptable operations and Levels of Service. There are some very heavy turning movements between the west and north legs of the intersection. The intersection operates with an average vehicle delay of 33.3 seconds in the PM peak hour, which is not unusual for the junction between two arterial roadways.

## **Project Trip Generation**

The proposed project will be a small mixed-use building with retail tenants (2,600 square feet on the first floor), medical office uses (4,500 square feet) on the second floor, and three residential units on the third floor. The project will have 33 parking spaces, 5 of which are planned to be designated for residential parking.

There are several methods of estimating the trip generation from a project such as this. One method would be to choose a category from the ITE handbook such as general retail, and apply this trip rate to the entire building. For a new building with a total of approximately 10,500 square feet of development, a typical trip rate would be about 25 trips per day, and the estimated ADT would be about 260 vehicle trips per day.

For this project, a second method would be to calculate the individual trips for each land use proposed for the site. The project trip generation has been estimated separately for the retail portion of the project, the medical offices, and the three residential units, using rates that have been taken from the latest edition of the ITE Trip Generation Handbook. This data has been summarized in Table 2.

The net result of this analysis is that this project is estimated to generate a total of 298 vehicle trips per day, with 30 of these trips occurring during the peak hour (5:00 to 6:00 PM).

**Table 2**  
**Trip Generation for the Milpitas Mixed-Use Project**

Number of Weekday Vehicle Trips								
Project Component	Trip Gen Assumptions	Daily Trips	AM Peak Hour (8:00-9:00 AM)			PM Peak Hour (5:00-6:00 PM)		
			In	Out	Total	In	Out	Total
First Floor Retail Area (2,600 sq. ft.)	Assumed to be General Retail (SC Category)	106	4	2	6	5	6	11
Second Floor Office Use (4,500 sq.ft.)	Assumed to be Medical Offices	162	8	3	11	10	6	16
Residential Uses (3 two-bedroom units)	Assumed trip rate as single-family units	30	1	2	3	2	1	3
Total		298	13	7	20	17	13	30

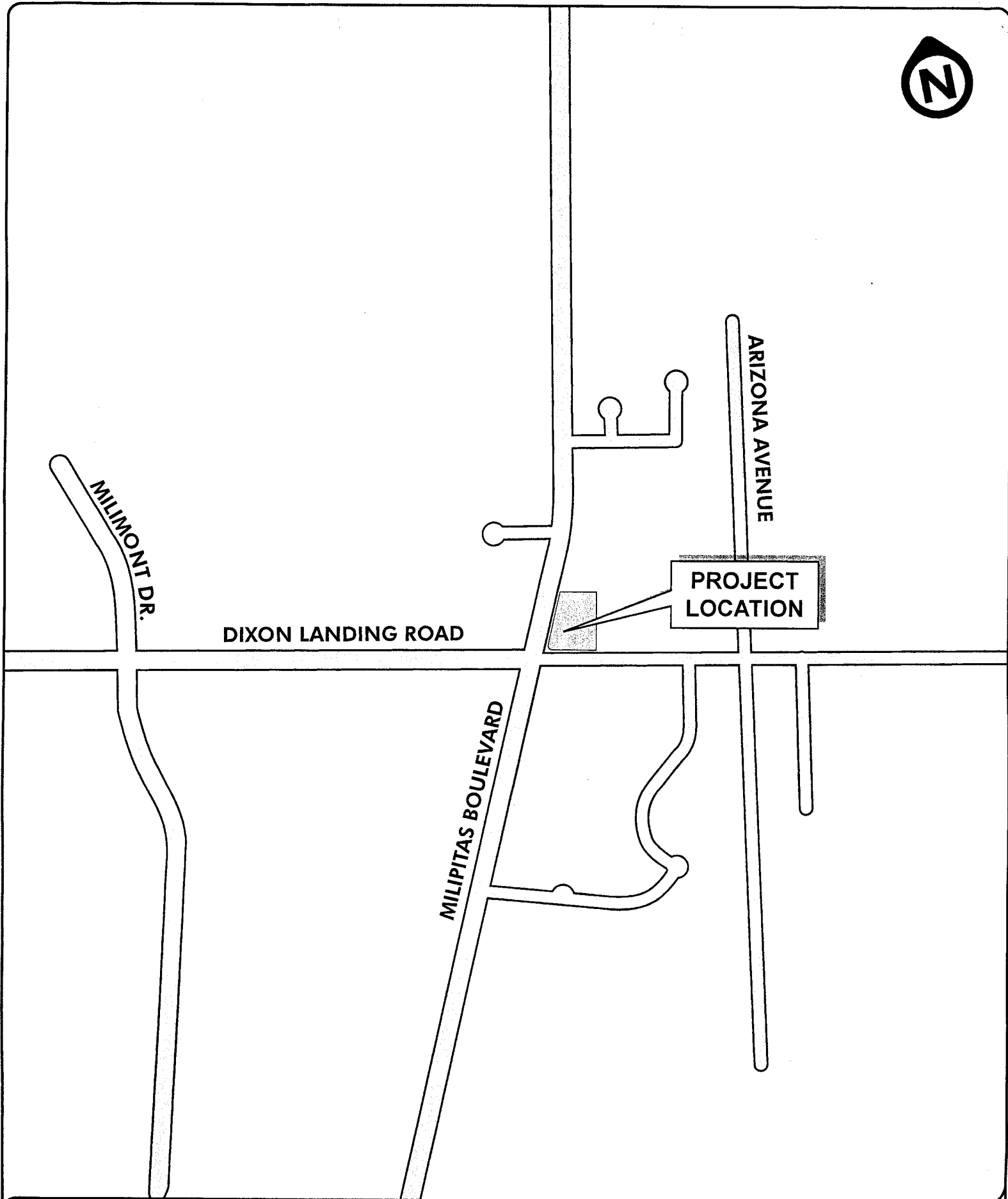
For a small project such as this, the traffic generation can vary widely depending on the specific retail uses that will locate in the building. Accordingly the traffic analysis has considered the impacts for a project with a +/- 25 percent variation in the hourly traffic.

### **Trip Distribution**

Access to the project would be from driveways on both Dixon Landing Road and North Milpitas Boulevard, and the trips have been distributed between the two driveways. It is expected that the number of trips would be about equally distributed.

### **Roadway Capacity Impacts**

A baseline condition has been estimated which includes all reasonably foreseeable projects that are currently under construction or will likely be completed by 2007. Since there are no significant projects have been identified in the immediate vicinity of the project, a 3 percent increase in traffic per year is assumed to occur during this time period.



**FIGURE 2 | PROJECT LOCATION**  
TRAFFIC IMPACT STUDY  
**1880 N. Milipitas Blvd.**  
City of Milipitas

The results of the capacity calculations once the project has been implemented are shown below. It is not assumed that there are any roadway changes that would be implemented as part of this development. As shown below in Table 3, with the addition of traffic from the project and other approved development all intersections will continue to have acceptable operations. The project contribution would be relatively small in comparison to the existing traffic volumes.

**Table 3**  
**Baseline Plus Project Traffic**

No	Intersection	Traffic Control	Existing LOS AM Peak Hour	Existing LOS PM Peak Hour
1	Dixon Landing Road and North Milpitas Boulevard	Traffic Signal	LOS "B" v/c ratio = 0.65 Ave Delay = 18.7 sec	LOS "C" v/c ratio = 0.71 Ave Delay = 34.2 sec

**Note:** Capacity calculation results are expressed in terms of volume-to-capacity ratio (V/C) and Level of Service for signalized intersections. Based on traffic counts taken in February-March 2005

### **Site Access and Internal Circulation**

The proposed access plan will include project driveways on both North Milpitas Boulevard and Dixon Landing Road, as currently exists. The driveway connection to the neighboring property to the east will be eliminated. The parking aisles and parking spaces have been designed to City standards and will operate efficiently and safely. There are no special concerns or issues that need to be addressed.

### **Parking Analysis**

The project site plan calls for the construction of 33 parking spaces to serve the project. The parking includes the required accessible/handicap parking spaces. All spaces are a minimum of 9 feet in width, and the site will not include any compact parking spaces. Based on the City parking code, the site is calculated to require 34 spaces. Given the shared-parking features of the site, the amount of parking proposed will be sufficient to accommodate all parking on-site without any overflow of parking to on-street locations or to any neighboring properties.

### **Public Transit – Bus Stop Locations**

There is an existing bus stop for AC Transit on along the site frontage. This bus stop will not be affected by the development of the property. The existing sidewalk area is adequate to serve the project, and the pavement pad on northbound Milpitas Boulevard is adequate. As a part of the project, the bus stop signing could be upgraded, but no other changes are required.

### **Cumulative Traffic Conditions**

Future cumulative traffic forecasts estimated in the City of Milpitas General Plan have been reviewed. The current project is consistent with the site zoning so there is no need to add the project traffic. Intersection capacity conditions are shown to be at acceptable conditions with cumulative traffic, and the project traffic will not affect these results. The results of the LOS analysis indicate that the affected intersection will continue to operate at LOS "C" or better under

cumulative traffic conditions. As was noted, the project is consistent with the land uses that were assumed in the area wide traffic model.

### **Summary**

Based on this analysis it has been determined that the proposed project would not result in any significant traffic capacity problems, or any violation of City of Milpitas traffic standards. The project is estimated to generate a total of 298 vehicle trips per day, with 30 trips occurring during the peak hours. Site access will remain in approximately the same location as it is currently provided. There is an existing bus stop on North Milpitas Boulevard, which will remain in place. The project is proposing to provide about 33 parking spaces. The parking conditions will be more than adequate, and there will be no danger of any parking overflow onto adjacent properties. The project will not cause any significant impacts to intersection capacity conditions in the project study area. There are no off-site vehicle traffic mitigations required by this project.



## MEMORANDUM

*Principal Transportation Planner*

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**To:** Kim Duncan, Planning Division  
**From:** Joseph J. Oliva III, Principal Transportation Planner *Joe*  
**Subject:** Starlight Center Parking Analysis  
**Date:** October 18, 2006

---

This memorandum will document the estimated parking supply and demand for the Starlight mixed-use Center located on the northeast corner of Dixon Landing Road and North Milpitas Boulevard. The proposed project will contain approximately 12,500 square feet of retail and medical/dental offices uses along with three residential units. The site is currently vacant, but previously contained a single retail building.

According to the City of Milpitas Zoning Ordinance, the Starlight Center would require 36 parking spaces (20 for the medical/dental offices, 12 for the retail and 4 for the residential). The most recent site plan indicates 31 parking spaces plus 10 bicycle spaces. The Zoning Ordinance allows the reduction of one parking space for every eight-bicycle parking space. Therefore, the project would require a total of 35 parking spaces.

Since the proposed project is a mixed-use project, the parking demand for the different uses is expected to peak during different times of the day. Utilizing the Urban Land Institute (ULI) *Shared Parking Second Edition, 2005*, Staff prepared a table (attached to this memorandum) calculating the expected parking demand at the Starlight Center. The attached table indicates parking demand will peak between 10:00 AM and 12:00 Noon at 29 parking spaces. Therefore, the proposed supply of 31 parking spaces would be adequate to accommodate the peak parking demands of the Starlight Center.

Attachment: Starlight Center Shared Parking Analysis Table dated 10-13-06

cc: Tom Williams, Planning and Neighborhood Services Director

		Starlight Center Shared Parking Analysis									
		13-Oct-06									
Use	Spaces	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Med Office	21	60%	90%	100%	100%	30%	60%	60%	60%	40%	20%
		12	19	21	21	6	12	12	12	8	4
Comm	11	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%
		1	4	7	7	10	11	10	10	10	10
Res	4	20%	20%	20%	20%	20%	20%	20%	40%	40%	40%
		1	1	1	1	1	1	1	1	1	1
TOTALS	36	14	24	29	29	17	24	22	22	19	15

***Phase I Assessment Update***  
**of**  
**1880-1886 N. Milpitas Boulevard**  
**Milpitas, California**

***Performed For:***

Ms. Marlene Mao  
40 N. Park Victoria Drive, Suite A  
Milpitas, CA 95035

***Prepared By:***

PIERS Environmental Services, Inc.  
1330 S. Bascom Avenue, Suite F  
San Jose, CA 95128

**October 2005**

**Project: 05395**

**RECEIVED**

**JAN 09 2006**

**CITY OF MILPITAS  
PLANNING DIVISION**

**PIERS**



**Environmental  
Services, Inc.**

1330 S. Bascom Ave., Suite F  
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

October 20, 2005

Ms. Marlene Mao  
40 N. Park Victoria Drive, Suite A  
Milpitas, CA 95035

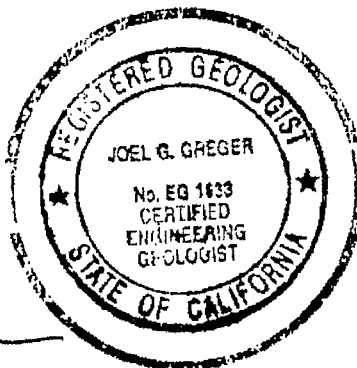
**RE: Phase I Update**  
1880-1886 N. Milpitas Boulevard  
Milpitas, California

Dear Ms. Mao:

PIERS Environmental Services, Inc. is pleased to provide you with the attached Phase I update for the property located at 1880-1886 N. Milpitas Boulevard, in Milpitas, California (hereinafter referred to as the "Property"). The work performed for this project included a search and review of regulatory database information; visual reconnaissance of the Property; review of the previous Phase I ESA and completion of an interview questionnaire by the Property owner.

If you have any questions regarding this report, please do not hesitate to contact our office. It has been a pleasure working with you on this project and we look forward to working with you again in the near future.

Sincerely,  
**PIERS Environmental Services, Inc.**



Joel G. Greger  
Senior Project Manager  
CEG # EG1633, REA # 07079



Kay Pannell  
Chief Operations Officer  
REP #5800, REA-II #20236

## ENVIRONMENTAL TRANSACTION SCREEN/UPDATE REPORT

PROPERTY DESCRIPTION: Commercial building      DATE: October 17, 2005

ADDRESS: 1880-1886 N. Milpitas Blvd. ASSESSOR: Joel Greger  
Milpitas, CA

### PROPERTY RECONNAISSANCE

1. Does the Property appear to be disordered or not in reasonable compliance with general industry practices?

Yes ☒ \* No

\* The Property was damaged as a result of a fire, and has not been repaired.

2. Does the Property store, use, or dispose of fuel or chemicals?

Yes ☒ \* No

\* Waste cooking oil, photo-developing chemicals and roofing asphalt are present outside the building, and additional photo-developing chemicals and small quantities of biohazard material from the former dental clinic are present inside. **PIERS recommends that all of these materials be properly disposed of.**

3. Does the Property have above-ground or below-ground tanks or sumps?

Yes No ☒

4. Does the Property maintain other forms of storage for chemicals or fuels?

Yes No ☒

5. Have any parcels of land or facilities adjoining the Property been observed using, storing, or disposing of hazardous materials?

Yes No ☒

6. Is there any reason to believe that the Property, due to past history, may have been previously impacted by chemical constituents?

Yes No ☒ \*

\* The Property is a previous gasoline service station; however, a Phase II investigation found no evidence of hydrocarbon impacts to groundwater.

## **PROPERTY INFORMATION SUMMARY**

The Property is located on the northeastern corner of the intersection of N. Milpitas Boulevard and E. Dixon Road, in the City of Milpitas, Santa Clara County, California. The Property consists of three contiguous parcels. The Property consists of a roughly rectangular-shaped parcel of approximately 16,117 square feet in size, which is improved with a commercial building of approximately 3,952 square feet. According to the Property profile, the building was constructed in 1981. The Property is described as Parcel 24 of Assessor's Map Book 26, Page 5 (Assessor's Parcel Number 026-05-024).

In February, 2000, a Phase I Environmental Site Assessment (ESA) and a limited Phase II investigation were completed at the Property by PIERS. Historical research completed for the ESA established that the Property had been used for agriculture as early as 1939, and then developed with a service station from 1959 until the late 1970's. The fire department records noted a gas pump leak in 1964, which was repaired. In 1981, the existing building was completed. Occupants have included a convenience food store, a video store, a child's furniture store, a limo service, a deli, and a trading company. At the time of the ESA, the building was occupied by the Half Penny Fish & Grill, AAA Dental Care, and Dixon Landing Cleaners, which was a drop off point only.

Based on the prior history as a gasoline service station, PIERS recommended that a Phase II investigation be completed. PIERS also recommended that prior to any renovation or demolition activities, suspect asbestos-containing materials (ACMs) including 2-inch by 4-inch ceiling panels, drywall and joint compound, floor tile and mastic, linoleum and mastic, and roofing materials, be sampled for the presence of asbestos.

For the limited Phase II investigation, three borings were completed along the southern and western perimeter of the Property, down-gradient of the former tank locations. Groundwater was encountered at about nine feet below grade. Groundwater samples were collected and analyzed for Total Petroleum Hydrocarbons (TPH) as gasoline and benzene, toluene, ethylbenzene and xylenes (BTEX). The results of these analyses were entirely non-detectable. No further investigation was recommended.

On October 17, 2005, PIERS conducted a reconnaissance of the Property and vicinity. The interior of the former dental clinic and all exterior areas of the Property except the roof were accessed. The interior of the former fish and chips outlet and the former Verizon wireless outlet were visually evaluated from the outside windows (the keys for these spaces could not be found at the time of PIERS' reconnaissance).

The Property building has suffered fire damage and all of the tenants have vacated the building. The dental clinic, which is the middle unit, appears to have suffered the most damage. During PIERS' reconnaissance, waste and fresh photo-developing chemicals, roofing asphalt, waste cooking oil and two biohazard containers were observed, all of which should be properly disposed of. A waste cooking oil container is located at the northeastern corner of the building, just outside the Property line on the adjacent vacant lot. A discarded car battery is located near the waste cooking oil, next to the Property building. On the southeastern side of the building, there were two partially full polyethylene containers of spent photo-developing chemicals labeled as hazardous waste, and one 5-gallon pail of roofing asphalt, several gallons of paint, and some charcoal lighter fluid. There were additional hazardous waste containers at this location that were empty. The remainder of the material requiring disposal was located within the former dental clinic. A one-gallon-size partially full biohazard container was lying on the floor in this unit, and there were several partially full gallon containers of photo-developing chemicals. A large amount of debris is present within this unit, and other hazardous materials from the prior use as a dental clinic may be present, but would likely only consist of small contained quantities.

**PIERS recommends that all of these materials be properly disposed of.**

During PIERS' previous ESA, PIERS recommended that prior to any renovation or demolition activities, suspect asbestos-containing materials (ACMs) including 2-inch by 4-inch ceiling panels, drywall and joint compound, floor tile and mastic, linoleum and mastic, and roofing materials, be sampled for the presence of asbestos. Due to the fire, portions of ceiling panels have broken and fallen to the floor, and other building materials have been damaged. **PIERS again recommends that prior to any renovation or demolition activities, the suspect ACMs be sampled for the presence of asbestos. Precautions should also be taken during the removal of fallen ceiling insulation.**

No evidence of drinking water, irrigation, oil, injection, dry, or abandoned wells was observed on the Property. No evidence of aboveground (ASTs) or underground storage tanks (USTs) was observed during the visual reconnaissance. No 55-gallon drums were observed on the Property during the visual reconnaissance.

No unusual staining or odors were noted at any drain or catch basin locations at the Property. No sumps were observed. No stained soil was observed at the Property. No significant staining was observed on the exterior paved surfaces.

The area surrounding the Property is comprised of both commercial and residential developments. PIERS conducted a field reconnaissance of the properties adjacent to the Property to evaluate their actual or potential impact on the Property. The parcels immediately surrounding and in the vicinity of the Property are as follows:

- The Property is bound to the northwest by residential properties.
- The Property is bound to the southeast by E. Dixon Road.

- The Property is bound to the northeast by a vacant parcel.
- The Property is bound to the southwest by N. Milpitas Boulevard.

No features of obvious environmental concern were observed on the reconnaissance of the Property vicinity, except for the operating gasoline service station located across N. Milpitas Boulevard to the southwest. This site is an active leaking underground storage tank (LUST) case (1885 N. Milpitas Boulevard). However, as it is down-gradient relative to the Property, it does not appear to be of significant environmental concern.-

### **INTERVIEW**

On October 18, 2005, PIERS submitted an ASTM Site Reconnaissance and Interview Form to Ms. Marlene Mao, owner of the Property, regarding the current and historical environmental information for the Property. Ms. Mao was unaware of: 1) the existence of environmental liens on the Property; 2) any notifications by government of violations of current or historic environmental laws; 3) any existing or historic violations of environmental laws by past or current occupants; or, 4) the presence of any lawsuits, or administrative proceedings concerning the presence of contamination at the Property. A copy of the interview form is attached to this report.

### **REGULATORY AGENCIES DATABASES REVIEW**

#### **ENVIRONMENTAL DATABASES SEARCH AND ANALYSIS FOR THE PROPERTY AND SURROUNDING SITES WITHIN A ONE-MILE RADIUS.**

Attached to this report is a PIERS "Identified Hazardous Materials Sites Radius Report" for the subject Property. The report identifies sites of environmental concern within a one-mile radius of the subject Property. The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 "Standard Environmental Records Sources" have been included in this report, and searched to the required distances from the subject property. Further information about the report itself and detailed descriptions of the databases searched are found in the report itself. The following is an analysis of the attached report.

### **IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT ANALYSIS**

1. Is the Property listed in the PIERS Radius Report as a site for the storage, use, or disposal of hazardous materials?

Yes    No ☒



2. Is the Property listed in the PIERS Radius Report as a site having had a reported chemical or fuel release or leak?

Yes No ☒

3. Have any parcels of land or facilities adjoining the Property been reported in the PIERS Radius Report as having used, stored, or disposed of hazardous materials?

Yes No ☒

4. Have any unauthorized chemical releases been reported in the PIERS Radius Report within 1/4 mile of the Property?

Yes ☒ No

How Many? 13\*

\* Radius Report includes duplicate listings.

5. Have any unauthorized chemical releases been reported in the PIERS Radius Report within 1 mile of the Property?

Yes ☒\* No

How Many? 27\*

\* Radius Report includes duplicate listings.

6. Of the fuel or chemical leaks reported within 1/4 mile of the Property, have the Responsible Parties been identified?

Yes ☒ No

7. Have all known Responsible Parties within 1 mile of the Property been itemized?

Yes ☒ No

#### **SUMMARY OF DATABASES REVIEWED:**

##### **SUBJECT PROPERTY**

The Property is not listed on any of the regulatory agency databases included in this database report.

### **SURROUNDING SITES**

#### **NPL - NATIONAL PRIORITIES LIST**

No sites within a one-mile radius from the Property were listed on the National Priority List (NPL) database.

#### **PROPOSED NPL**

No sites within a one-mile radius from the Property were listed on the Proposed NPL database.

#### **CORRACTS**

No facilities within a one-mile radius from the Property were listed on the CORRACTS database.

#### **TSD**

Three sites within a one-half mile radius from the Property were listed on the TSD database. All of these sites are located down-gradient or cross-gradient from the Property, at distances of between approximately 2,330 to 5,033 feet. Based on their hydrologic settings relative to the Property, none of these sites appears to be of significant environmental concern to the Property.

#### **SMBRP**

Two facilities within a one-mile radius from the Property were listed on the SMBRP database. Both of these sites are located down-gradient from the Property, at distances of approximately 3,432 and 4,988 feet to the west. Based on their hydrologic settings relative to the Property, neither of these sites appears to be of significant environmental concern to the Property.

### **SLIC**

Four sites within a one-mile radius from the Property were listed on the CA SLIC database. The nearest of these sites is the Sunny Hills Shopping Center at 42-110 Dixon Road, approximately 300 feet to the southeast. For this site, PIERS contacted the caseworker at the San Francisco Bay Region Regional Water Quality Control Board (RWQCB). Mr. David Barr, the caseworker, stated that the contamination at this site consists of perchloroethylene (PCE) from a dry cleaners, and that the case is low priority. Monitoring of groundwater has been conducted, and the contamination extends to N. Milpitas Boulevard, where it has been measured at a concentration of 5 parts per billion (ppb). Also, the site is largely cross-gradient relative to the Property. Based on these findings, this site does not appear to have caused significant adverse impacts to the Property.

The other three sites are located down-gradient or cross-gradient from the Property, at distances of between approximately 407 to 2,276 feet. Based on their hydrologic settings relative to the Property, none of these sites appears to be of significant environmental concern to the Property.

### **DEED RESTRICTION SITES**

No sites within a one-mile radius from the Property were listed on the DEED database.

### **CERCLIS**

No sites within a one-half mile radius from the Property were listed on the CERCLIS database.

### **CERCLIS/NFRAP**

No sites within a one-half mile radius from the Property were listed on the CERCLIS/No Further Remedial Action Planned (NFRAP) database.

### **LUST**

Eighteen sites within a one-half mile radius from the Property were listed on the LUST database. Most of the sites have duplicate listings.

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250 feet from the source.

Based on the discussion above, fuel leak LUST sites that are within one-eighth mile in the upgradient direction, and upgradient solvent or toxic leak sites are considered to have potential risk to the subsurface soils and/or groundwater of the Property. Nine LUST sites are listed within one-eighth mile of the Property (three sites listed several times). An open case is located at 1885 N. Milpitas Boulevard, across Milpitas Boulevard to the southwest. As this site is located down-gradient from the Property, it does not appear to have the potential to cause significant adverse effects to the groundwater beneath the Property.

The other two cases, located at 1854 and 1845 N. Milpitas Boulevard, are located cross-gradient relative to the Property. Both of these cases are closed, and therefore are unlikely to be of environmental concern to the Property.

#### **SWLF**

No sites within a one-half mile radius from the Property were listed on the SWLF database.

#### **WELLS**

No sites within a one-quarter mile radius from the Property were listed on the WELLS database.

#### **HAZMAT**

No sites were listed within one-quarter mile radius from the Property on the HAZMAT database.

#### **ERNS**

Neither the Property nor any adjacent parcels were listed on the ERNS database. There were no ERNS sites listed within one-eighth mile of the Property.

#### **RCRIS GENERATORS**

One site within a one-eighth mile radius from the Property was listed on the GENERATORS database. This site is a Walgreen's store at 1833 N. Milpitas Boulevard, approximately 335 feet to the south. As this site is cross-gradient relative to the Property, it does not appear to be of significant environmental concern to the Property.

#### **UST**

No sites within a one-eighth mile radius from the Property were listed on the UST database, except for the LUST case at 1885 N. Milpitas Boulevard. This site is discussed above under the LUST heading.

### AST

Neither the Property nor any adjacent parcel is listed on the AST database. There were no AST sites listed within one-eighth mile from the Property.

### CLEANERS

No sites within a one-eighth mile from the Property were listed on the CLEANERS database.

### HAZNET

No sites within a one-eighth mile from the Property were listed on the HAZNET database.

### REVIEW OF HISTORICAL CITY DIRECTORIES

On October 12, 2005, PIERS reviewed recent Haine's city directories at the San Jose Public Library. Directories for the period since the previous ESA (1999 through 2005) were reviewed. The following is a summary of this review:

#### 1880 N. Milpitas

1999 – 2005 – Half Penny Fish and Grill

#### 1882 N. Milpitas

1999 – 2004 - AAA Dental Care

2005 – no listing

#### 1884 N. Milpitas

1999 – 2005 – no listings

#### 1886 N. Milpitas

1999 – 2004 – Dixon Landing Cleaners

2004 – Digital Source

2005 – no listings

None of the listed uses of the Property appear to be of particular environmental concern.

### REVIEW OF LOCAL HEALTH DEPARTMENT FILES

On October 18, 2005, PIERS was informed by Ms. Somira Pech of Santa Clara County Environmental Health that there were no files for the Property.

## **CONCLUSIONS AND RECOMMENDATIONS**

PIERS has completed this ETS and Phase I ESA Update for the Property located at 1880-1886 N. Milpitas Boulevard in Milpitas, California.

### **CONCLUSIONS**

This ETS/ESA Update has revealed no direct evidence that the Property has been adversely impacted by contaminants originating on other nearby, agency-listed chemical use or release sites, or evidence of confirmed environmental impairment originating from on-site Property activities.

During PIERS' reconnaissance, waste and fresh photo-developing chemicals, roofing asphalt, waste cooking oil and two biohazard containers were observed, all of which should be properly disposed of. A waste cooking oil container is located at the northeastern corner of the building, just outside the Property line on the adjacent vacant lot. A discarded car battery is located near the waste cooking oil, next to the Property building. On the southeastern side of the building, there were two partially full polyethylene containers of spent photo-developing chemicals labeled as hazardous waste, and one 5-gallon pail of roofing asphalt, several gallons of paint, and some charcoal lighter fluid. There were additional hazardous waste containers at this location that were empty. The remainder of the material requiring disposal was located within the former dental clinic. A one-gallon-size partially full biohazard container was lying on the floor in this unit, and there were several partially full gallon containers of photo-developing chemicals. A large amount of debris is present within this unit, and other hazardous materials from the prior use as a dental clinic may be present, but would likely only consist of small contained quantities.

During PIERS' previous ESA, PIERS recommended that prior to any renovation or demolition activities, suspect asbestos-containing materials (ACMs) including 2-inch by 4-inch ceiling panels, drywall and joint compound, floor tile and mastic, linoleum and mastic, and roofing materials, be sampled for the presence of asbestos. Due to the fire, portions of ceiling panels have broken and fallen to the floor, and other building materials have been damaged.

### **RECOMMENDATIONS**

**PIERS recommends that all of the materials listed above be properly disposed of.**

**PIERS again recommends that prior to any renovation or demolition activities, the suspect ACMs be sampled for the presence of asbestos. Precautions should also be taken during the removal of fallen ceiling insulation.**

No further investigation of the subsurface environmental conditions at the Property is recommended at this time.

## LIMITATIONS

This Report does not guarantee the condition of a Property. PIERS Environmental Services Inc. (PIERS) shall not be responsible for conditions or consequences arising from facts and information that were withheld or concealed, or not fully disclosed at the time the evaluation is performed. Conclusions and recommendations made in the report for the Property are preliminary in nature and are based wholly upon the data obtained and available information reviewed during this limited assessment. The report has been prepared to assist in decisions regarding this Property, and its possible subsurface environmental hazards. PIERS is not responsible for errors or omissions in agency files or databases or non-disclosure by current Property owners or representatives. To achieve the study objectives stated in this report, we were required to base PIERS conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by PIERS's client in the contract/authorization agreement and standard terms and conditions.

PIERS professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of very limited research, as the client did not request a full Phase I Environmental Site Assessment Report. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists and data used could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property if determined, as well as features noted during the site walk. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination.

This report only represents a limited effort as to the integrity of the subject property. No other warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

This report does not address, in any way: seismic conditions, septic systems, leach fields, septic tanks, or related health hazards, lead in drinking water, lead based paint, asbestos containing materials, radon, wetlands, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, high voltage power lines, mold, dust, any air quality issues or microorganism concerns. This report does not address: permitting, environmental compliance, or business environmental risks. This project does not include sampling of materials (for example: soil, water, air, mold, building materials). This report should not be considered a Phase I Environmental Site Assessment and has not been presented as such.

No warranties, therefore, are expressed or implied. PIERS total liability to the Client shall not exceed the total amount of the contract for this project for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to this agreement from any cause or causes, including but not limited to PIERS negligence, errors, omissions, strict liability, or breach of contract.

The information and opinions rendered in this report are exclusively for use by the Client stated directly on the enclosed cover letter. Qualifications of professionals completing this project are available upon request. PIERS will not distribute or publish this report without Client's consent except as required by law or court order. The information and opinions included in this report were given in response to a limited scope of work and should be considered and implemented only in light of that particular scope of work. The services provided by PIERS in completing this project have been provided in a manner consistent with the normal standards of the profession. No other warranty, expressed or implied, is made. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any person or entity without the express written permission of PIERS.



EXTERIOR LIGHT FIXTURE SPECIFICATIONS

**RECEIVED**

SEP 26 2006

**CITY OF MILPITAS  
PLANNING DIVISION**

9.25.06

**mena**architects

architecture / planning / interiors

600 Montgomery Street/4th Floor, Suite D/San Francisco, CA 94111  
tel 415.348.0100 - fax 415.348.0200  
www.menaarchitects.com

**MIXED USE BUILDING**

**1890 N. MILPITAS BLVD  
MILPITAS CA, 95035**

### Architectural Round Vertical

#### Intended Use

for streets, parking lots and surrounding areas.

#### Features

**Housing** - Cylindrically shaped, rugged, heavy-gauge, spun aluminum housing. Fully gasketed for weathertight integrity. Standard finish is dark bronze (DDB) polyester powder. Other architectural colors available.

**Lens** - Impact-resistant, clear, 3/16" thick, tempered drop lens.

**Mounting** - Extruded-aluminum arm with integral splice compartment for wall or pole mounting is shipped in fixture carton. Optional mountings available.

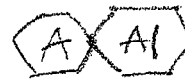
**Optics** - Segmented, anodized aluminum optics are interchangeable and rotatable. Vertically lamped sealed optics include

symmetric, symmetric cutoff, asymmetric and asymmetric cutoff. Design redirects light around arc-tube for optimum lamp life and maximum efficiency. Five horizontal lamp cutoff distributions available: R2 (Roadway), R3 (Asymmetric), R4SC (Forward Throw, Sharp Cutoff), R4W (Wide, Forward Throw) and R5S (Symmetric).

**Electrical** - Constant-wattage autotransformer, high-power factor ballast. Ballast is copper wound and 100% factory tested. Removable power tray and positive locking disconnect plug.

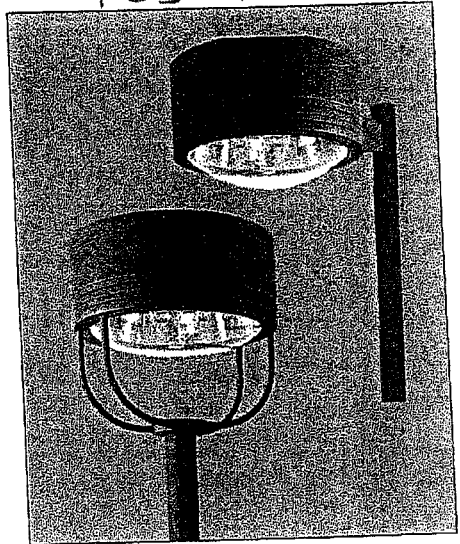
**Socket** - Mogul-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

**Listings** - UL Listed (standard). CSA Certified (see Options). UL listed for wet locations.



# KVR

+25'-0"



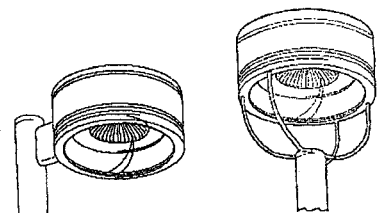
Example: KVR2 250S SYM 120 RPVD06 SF

### Ordering Information

Designation	Distribution	Mounting <sup>6</sup>	Options/Accessories
<b>High Pressure Sodium</b>	<b>Vertical lamp distributions</b>	<b>Included</b>	<b>Installed</b>
KVR2 250S	SYM Symmetric, semi-cutoff <sup>2</sup>	SPVD04 4" square pole arm <sup>7,8</sup> (std.)	SF Single fuse, 120V, 277V, 347V (n/a TB)
KVR2 400S	SYMC Symmetric, full-cutoff (n/a 1000S)	SPVD06 6" square pole arm <sup>8</sup>	DF Double fuse, 208V, 240V, 480V (n/a TB)
KVR3 1000S	ASY Asymmetric, semi-cutoff	SPVD09 9" square pole arm	PER NEMA twist-lock receptacle only (no photocontrol)
	ASYC Asymmetric, full-cutoff	SPVD12 12" square pole arm	QRS Quartz restrike system (250W max., 120V only, lamp not included)
<b>High Halide</b>	<b>Horizontal lamp distributions</b>	SPVD14 14" square pole arm	GFL Glass flat lens (n/a HPS)
KVR2 175M	R2 Type II roadway (n/a 1000S) <sup>3</sup>	RPVD04 4" round pole arm <sup>7,8</sup>	CR Corrosion-resistant finish
KVR2 200M <sup>1</sup>	R3 Type III asymmetric (n/a 1000S) <sup>3</sup>	RPVD06 6" square pole arm <sup>8</sup>	EC Emergency circuit
KVR2 250M	R4SC Type IV forward throw, sharp cutoff (n/a 1000S)	RPVD09 9" round pole arm	LS Lamp support (size 3 horizontal optics only)
KVR2 320M <sup>1</sup>	R4W Type IV forward throw (1000M only) <sup>3</sup>	RPVD12 12" square pole arm	HS House-side shield (ASY, ASYC only. R2, R3 shipped separately)
KVR2 350M <sup>1</sup>	R5S Type V symmetric square (1000M only) <sup>3</sup>	RPVD14 14" square pole arm	SCWA Super CWA pulse start ballast (n/a with HPS or 175M or 1000M horizontal)
KVR2 400M		WWVD09 9" wood pole or wall	CSA CSA Certified
KVR3 1000M		WBVD09 9" wall bracket	For optional architectural colors, see page 486.
		<b>Shipped separately</b>	<b>Shipped separately</b>
		PT4 Posttop, 4" OD open-top pole <sup>9</sup>	PE1 NEMA twist-lock PE (120V-240V)
		PT45 Posttop, 4 1/2" OD open-top pole <sup>9</sup>	PE3 NEMA twist-lock PE (347V)
		PT5 Posttop, 5" OD open-top pole <sup>9</sup>	PE4 NEMA twist-lock PE (480V)
		PT6 Posttop, 6" OD open-top pole <sup>9</sup>	PE7 NEMA twist-lock PE (277V)
		RPF20 Round pole fitter (2 3/8 OD tenon)	SC Shorting cap for PER option
		RPF25 Round pole fitter (2 7/8 OD tenon)	

Dimensions are shown in inches (centimeters) unless otherwise noted.

	KVR2 (arm)	KVR2 (post)	KVR3 (arm)	KVR3 (post)
EPA	1.5 ft <sup>2</sup> (1.4 m <sup>2</sup> )	1.8 ft <sup>2</sup> (1.5 m <sup>2</sup> )	2.0 ft <sup>2</sup> (1.9 m <sup>2</sup> )	2.2 ft <sup>2</sup> (2.0 m <sup>2</sup> )
Diameter	25 (63.5)	25 (63.5)	29 (73.7)	29 (73.7)
Height	16 3/4 (42.5)	23 7/8 (60.6)	18 1/2 (47.0)	18 1/2 (47.0)
Max. weight	65 lbs. (29.5 kg)	75 lbs. (34.0 kg)	70 lbs. (31.8 kg)	80 lbs. (36.3 kg)



## Low-Wattage Roadway Lighting

### Intended Use

Ideal for roadways, residential streets, storage areas, parking lots, shopping centers, apartments and condominium complexes, campuses and parks.

### Features

**Construction** – Die-cast trigger latch on lower housing permits easy one-hand opening for relamping and servicing. Large surface area "breathing-seal" polyester gasketing protects reflector and lens from contaminants; maintains maximum optical efficiency. Die-cast low copper aluminum alloy for light weight, strength and reliable service. Available with or without twist-lock, photocontrol receptacle. **CHLD units:** all major electrical components mounted on removable power door for easy field servicing and maintenance.

**Finish** – Gray polyester powder paint finish

is electrostatically applied for superior corrosion resistance.

**Optical System** – Ovate refractors or full cutoff flat lens styles provide a choice of efficient light distributions for every application. Optics are computer designed for maximum performance. One-piece screw shell socket provides positive retention of lamp under vibration.

**Electrical System** – Lag, high power factor (HPS) or constant wattage autotransformer (MH and MV) standard. Two- or three-position (L1, L2, N) tunnel type compression terminal block standard.

**Installation** – Two-bolt mast arm mount with integral stepped leveling system provides secure mounting and easy leveling.

**Listings** – IP64 rated optical assembly. IP65 rating available; see Options. Standard product is NOT listed by UL, CSA or NOM. For specific listing requirements, consult factory.

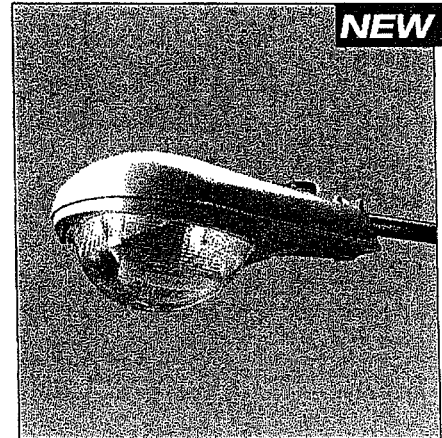
# STREET LIGHT

## Roadway Lighting



# CHL CHLD

**NEW**



## Ordering Information

Example: CHL 150S R2 DLG 120 LP1 PER

Series	Wattage	NEMA distribution	Lens	Voltage	Ballast options	Options
CHL	<u>Metal Halide</u>	R2	DLG Drop lens glass (standard)	120	(blank) Standard ballast (see Features)	<u>Installed</u>
CHLD	175M	R3	DLA Drop lens acrylic	208		LPI Lamp included
	250M		DLP Drop lens polycarbonate	240	RNP Reactor normal power factor ballast <sup>6</sup>	PER NEMA twist-lock receptacle only (photocontrol not included)
	<u>Mercury Vapor</u>		FL Flat tempered glass lens, full cutoff <sup>1</sup>	277	RHP Reactor high power factor ballast	PE1 NEMA twist-lock PE (120V, 208V, 240V)
	175MV		FLX Flat tempered glass lens, high performance full cutoff <sup>1</sup>	480	50HZ 50 Hertz (consult factory)	PE4 NEMA twist-lock PE (480V)
	250MV			TB <sup>2</sup>		PE7 NEMA twist-lock PE (277V)
	<u>High Pressure Sodium</u>			TB1 <sup>2</sup>		CF Charcoal filter, silicone lens gasket
	50S			TB2 <sup>2</sup>		IP65 IP65 rating for optics
	70S			TB3 <sup>2</sup>		LSA1 Single lighting surge arrester <sup>7</sup>
	100S			120/240 <sup>3</sup>		LSA2 Dual lighting surge arrester <sup>7</sup>
	150S			240/480 <sup>4</sup>		SF Single 5 amp fuse <sup>8</sup>
	250S			L/E <sup>5</sup>		SF10 Single 10 amp fuse <sup>8</sup>
	200S					SF15 Single 15 amp fuse <sup>8</sup>
						SF20 Single 20 amp fuse <sup>8</sup>
						DF Double 5 amp fuse <sup>9</sup>
						DF10 Double 10 amp fuse <sup>9</sup>
						DF15 Double 15 amp fuse <sup>9</sup>
						DF20 Double 20 amp fuse <sup>9</sup>
						DDB Dark bronze finish
						DBL Black finish

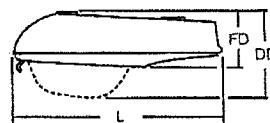
### NOTES:

- 1 HPS only, 150W max. with R3.
- 2 Optional multi-tap ballast (120V, 208V, 240V, 277V). TB prewired to 277V. Others are: TB1 = 120V, TB2 = 208V, TB3 = 240V.
- 3 MV only, prewired to 120V.
- 4 MV only, prewired to 240V.
- 5 Shipped without ballast/electrical components.
- 6 HPS only, 150W max.
- 7 Available in 120V and 240V only.
- 8 120V, 277V only. Not available with TB.
- 9 208V, 240V and 480V only. Not available with TB.
- 10 May be ordered as an accessory.

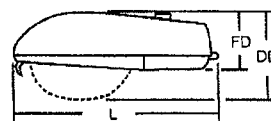
Dimensions do not include mounting arm. Dimensions are shown in inches (centimeters) and pounds (kilograms) unless otherwise noted.

	CHL	CHLD
Flat Lens EPA	.74 ft <sup>2</sup> (.07 m <sup>2</sup> )	.74 ft <sup>2</sup> (.07 m <sup>2</sup> )
Drop Lens EPA	.90 ft <sup>2</sup> (.08 m <sup>2</sup> )	.90 ft <sup>2</sup> (.08 m <sup>2</sup> )
Flat Lens Depth	6 1/2 (16.5)	6 1/2 (16.5)
Drop Lens Depth	10 1/8 (25.7)	10 1/8 (25.7)
Length	27 (68.6)	27 (68.6)
Width	13 (33.0)	13 (33.0)
Weight	29 (13.2)	33 (15.0)

CHL



CHLD



Shipped separately<sup>10</sup>

SC Shorting cap for PER option.



# QUATRIX

PRISMA<sup>TECH</sup>/PRISMA<sup>SPACE</sup>

# PRISMA<sup>®</sup>

PRISMA TECH

## QUATRIX A

Wall mounted luminaire for exterior and interior use comprising:

- Painted die cast aluminium housing and trim
- Glass diffuser, internally painted for homogeneous diffused light

- Polymer gasket
- Compact fluorescent versions are provided with low loss ballast
- 2x18W version is also available with electronic ballast. Other wattages with electronic ballast are available upon request.

9.25.06

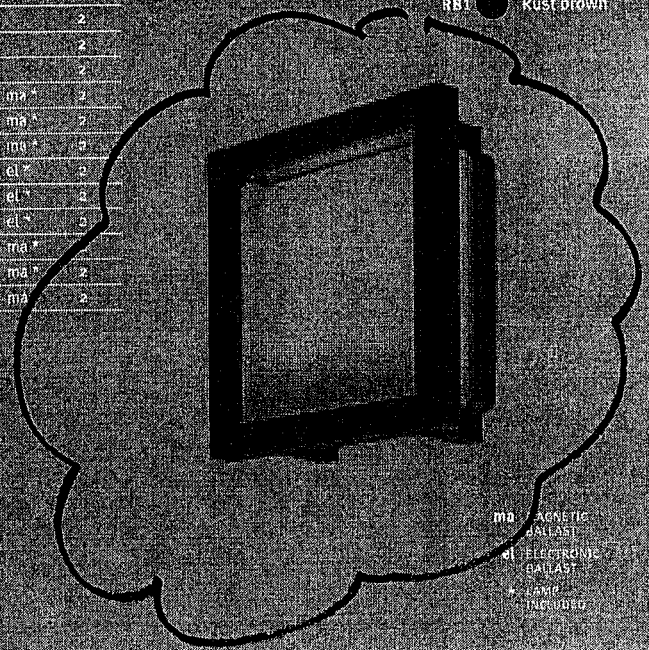


LAMP HOLDER W COLOUR CLASS IP CODE NOTES MASTERP.

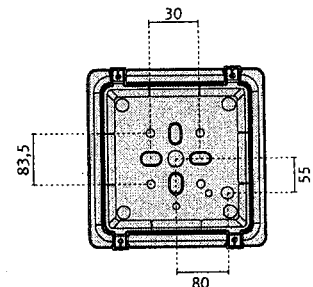
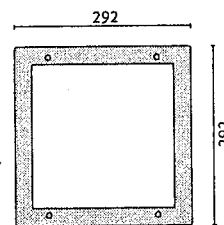
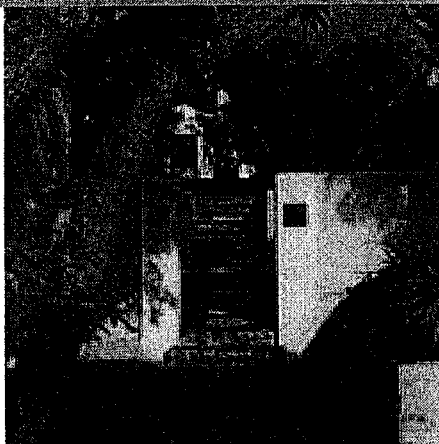
### QUATRIX A

E27	max 1x100W IAA	GR3	I	64	IK05 0,71 xx3	6400	2
E27	max 1x100W IAA	AN3	I	64	IK05 0,71 xx3	6401	2
E27	max 1x100W IAA	RB1	I	64	IK05 0,71 xx3	6402	2
R7s	max 1x100W HDG	GR3	I	64	IK05 0,71 xx3	6403	2
R7s	max 1x100W HDG	AN3	I	64	IK05 0,71 xx3	6404	2
R7s	max 1x100W HDG	RB1	I	64	IK05 0,71 xx3	6405	2
G24d-2	2x18W FSO	GR3	I	64	IK05 0,71 xx3	6406	ma *
G24d-2	2x18W FSO	AN3	I	64	IK05 0,71 xx3	6407	ma *
G24d-2	2x18W FSO	RB1	I	64	IK05 0,71 xx3	6408	ma *
G24q-2	2x18W FSO	GR3	I	64	IK05 0,71 xx3	6409	el *
G24q-2	2x18W FSO	AN3	I	64	IK05 0,71 xx3	6410	el *
G24q-2	2x18W FSO	RB1	I	64	IK05 0,71 xx3	6411	el *
GR10-0	1x28W 2D FSS	GR3	I	64	IK05 0,71 xx3	6409	ma *
GR10-0	1x28W 2D FSS	AN3	I	64	IK05 0,71 xx3	6410	ma *
GR10-0	1x28W 2D FSS	RB1	I	64	IK05 0,71 xx3	6411	ma *

- GR3 Mat met. grey
- AN3 Mat met. anthracite
- RB1 Rust brown



ma MAGNETIC BALLAST  
el ELECTRONIC BALLAST  
\* LAMP INCLUDED



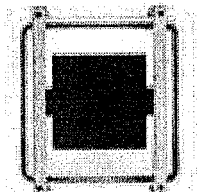
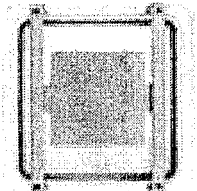
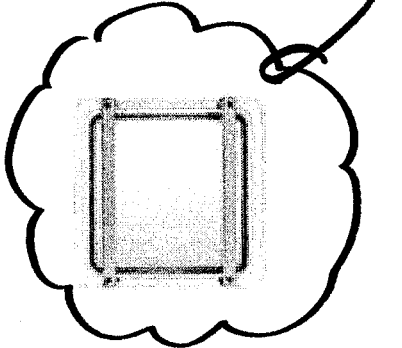




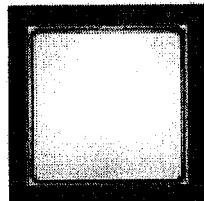
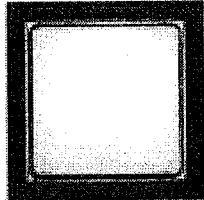
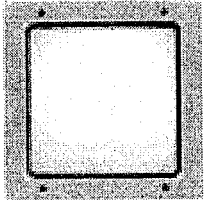


Prism

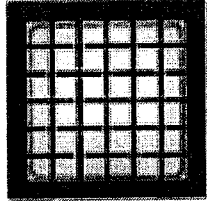
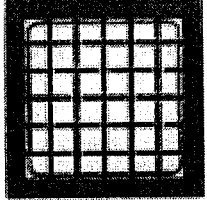
interior  
Lobby &  
STAIRWELLS



QUATRIX



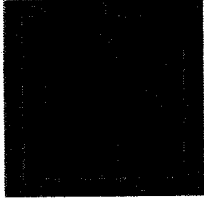
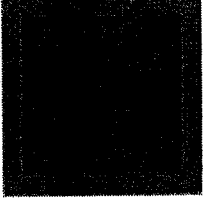
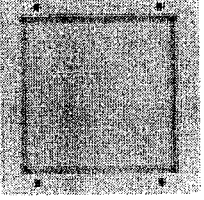
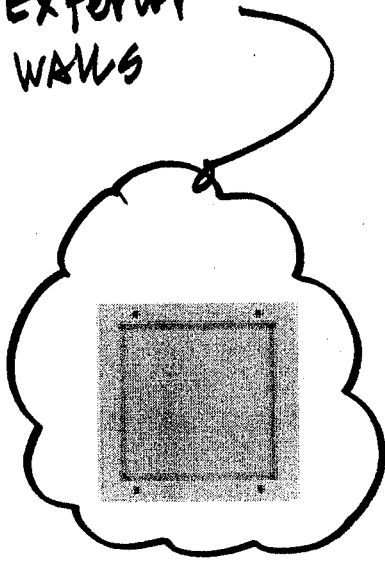
QUATRIX A



QUATRIX G



Exterior  
WALLS



QUATRIX K

# QUATRIX

Wall and ceiling mounted luminaires for exterior and interior use comprising:

- Housing and diffuser holder rods made of diecast aluminium painted in metal satin grey finish
- Pressed glass diffuser internally painted to create a uniform and diffused light output
- Polymer gasket
- Low loss ballast for compact fluorescent versions
- 2x18W compact fluorescent version is also available with electronic ballast.

Other wattages with electronic ballast are available upon request.



LAMP HOLDER: W COLOUR CLASS IP CODE NOTES MASTERP

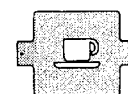
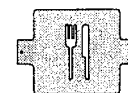
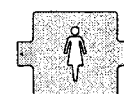
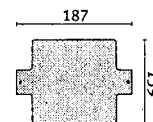
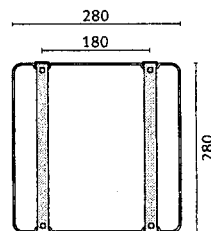
## QUATRIX

E27	max 1x100W IAA	GR3	I	64	•	•	•	IK05 0.7I xx3	6315	2
R7s	max 1x100W HDG	GR3	I	64	•	•	•	IK05 0.7I xx3	6316	2
G24d-2	2x18W FSQ	GR3	I	64	•	•	•	IK05 0.7I xx3	6318	2
G24q-2	2x18W FSQ	GR3	I	64	•	•	•	IK05 0.7I xx3	6319	2
GR10-q	2x28W 2D FSS	GR3	I	64	•	•	•	IK05 0.7I xx3	6317	2

- GR3 Mat met. grey
- GR4 Grey anodized
- BL4 Blue anodized

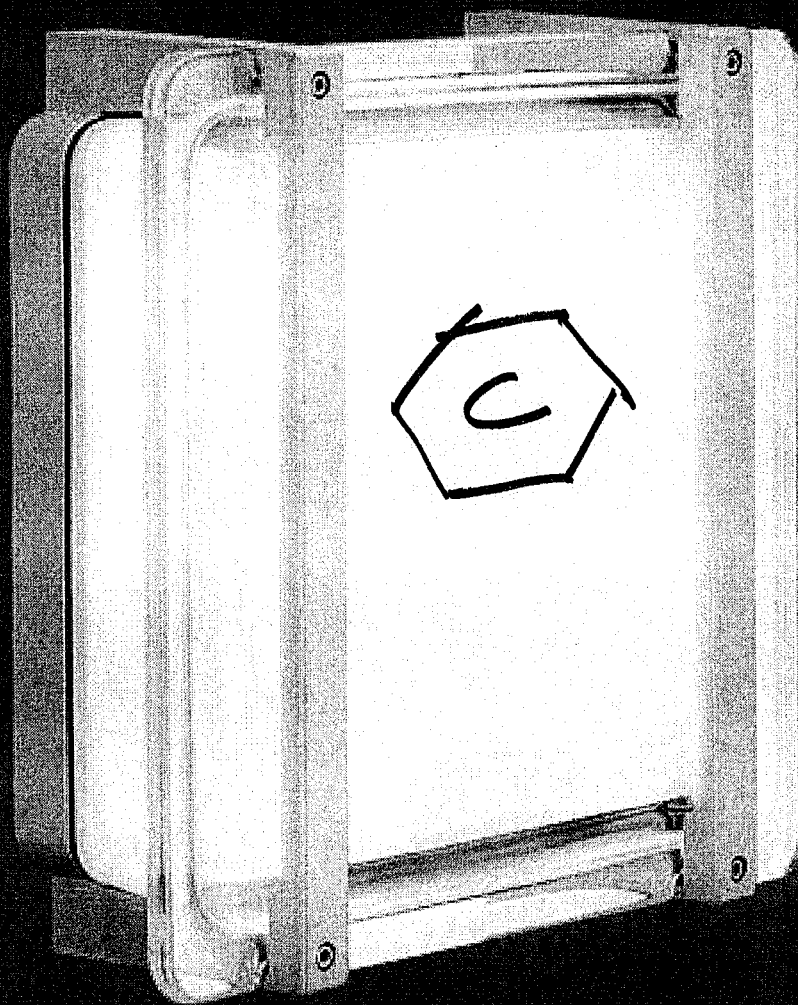
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Screen	BL4	744	1
Man logo screen	GR4	962	1
Man logo screen	BL4	963	1
Woman logo screen	GR4	964	1
Woman logo screen	BL4	965	1
Man-woman logo screen	GR4	966	1
Man-woman logo screen	BL4	967	1
Coffee logo screen	GR4	968	1
Coffee logo screen	BL4	969	1
Food logo screen	GR4	970	1
Food logo screen	BL4	971	1

- ma MAGNETIC BALLAST
- el ELECTRONIC BALLAST
- \* LAMP INCLUDED

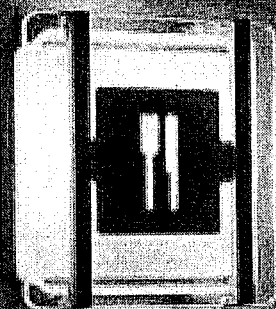




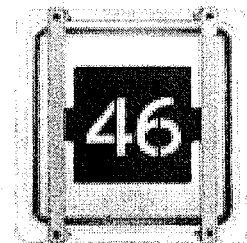
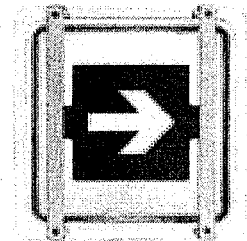
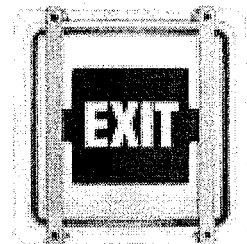
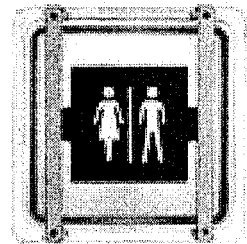
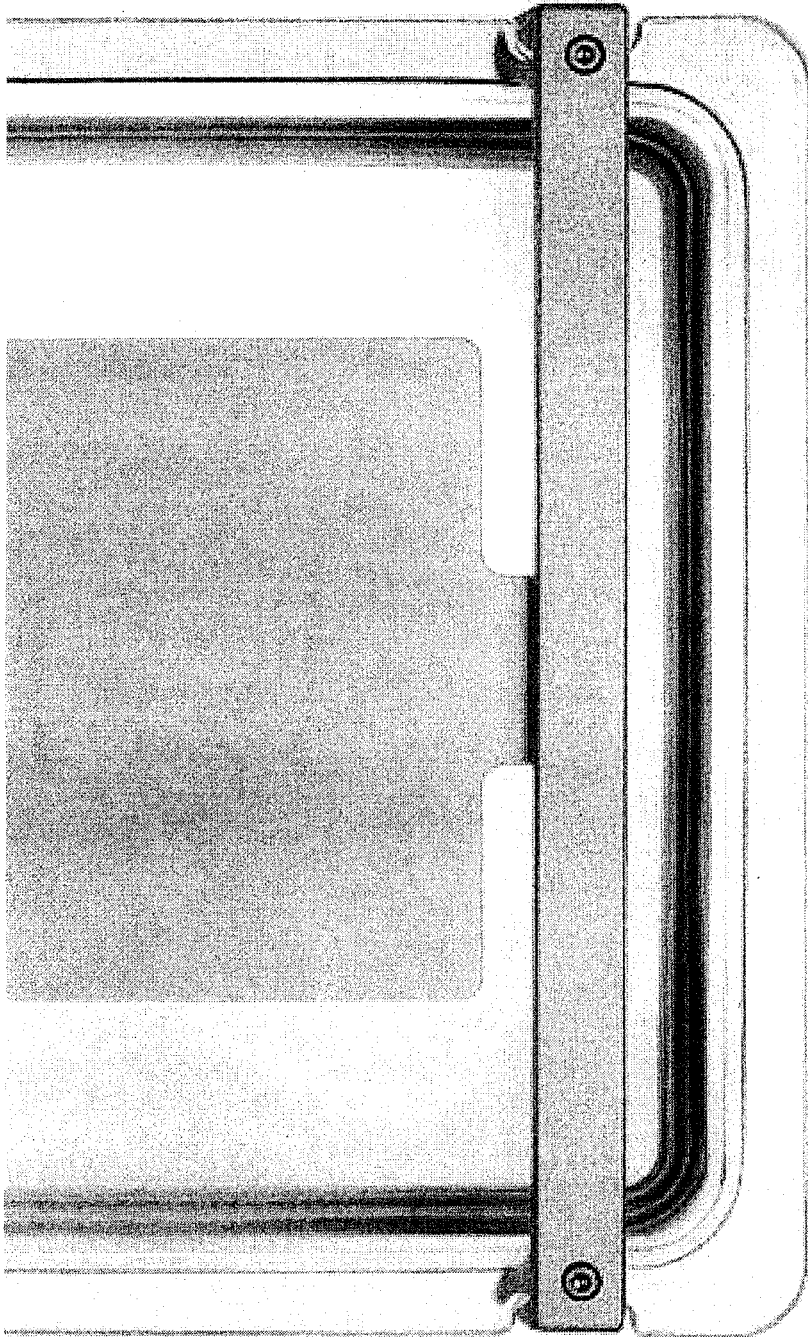
PRISMA SPACE



4 - QUATRIX



PRISMA SPACE





To: City of Milpitas  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

October 27, 2006

Attention: Kim Duncan

Project: Mix-Used Building  
1880 N. Milpitas Blvd.  
#5042

In response to your request for acoustical data on the proposed HVAC for the Mixed-Use building at 1880 N. Milpitas, attached is a cut sheet of the proposed unit and acoustical information. The mechanical system has yet to be designed, but the 5 ton capacity proposed should be adequate for the proposed

The quietest unit available by Carrier has been chosen; it produces 73 dB @ the source. An acoustical calculator has been used to show the assumed acoustical attenuation at the adjacent residential uses.

Existing Single Family to the north of the proposed development.

The proposed HVAC units are 56 feet from the northern property line. The acoustical calculator shows the acoustical attenuation the at the northern property line is -35 dB. This would result in the sound level at the northern property line to be 38 dB.

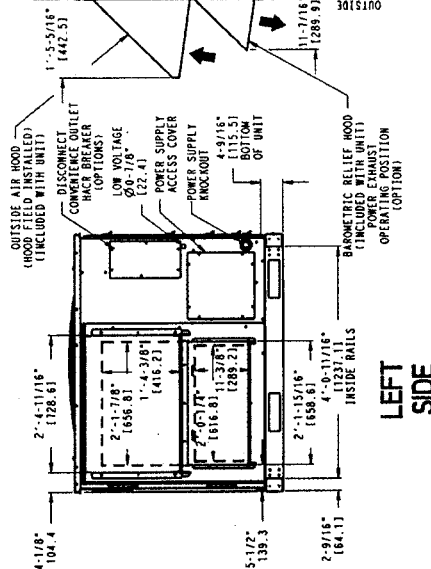
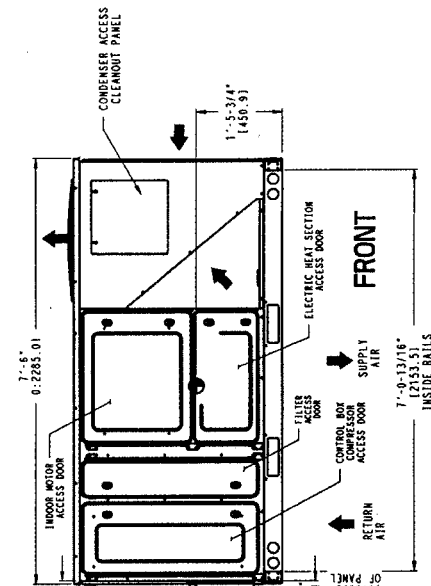
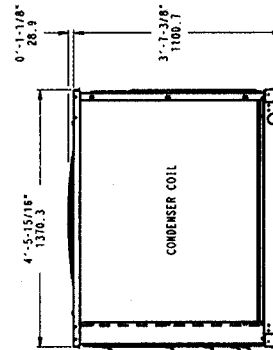
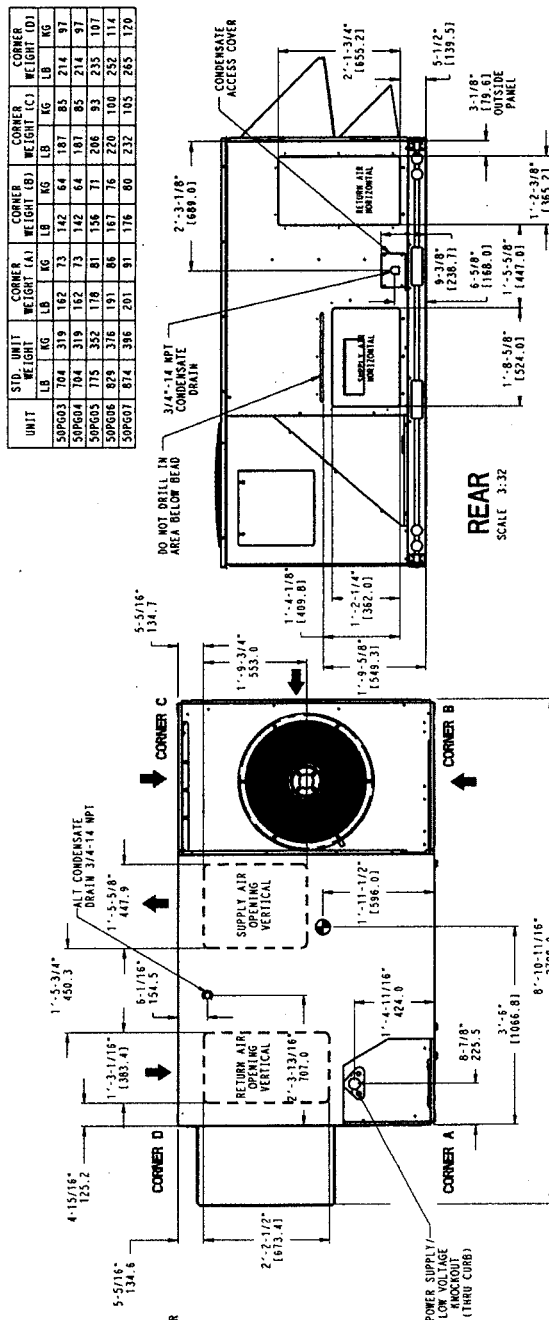
Closest residential wall of the proposed residential uses.

The proposed HVAC units are 5 feet from the closest mezzanine wall of the building. The acoustical calculator shows the acoustical attenuation the wall to be is -12 dB. This would result in the sound level at the closest residential wall to be to be 61 dB.

# Base unit dimensions — 50PG03-07



UNIT	STD. UNIT WEIGHT (LB)	CORNER WEIGHT (LB)	UNIT WEIGHT (LB)	CORNER WEIGHT (LB)	UNIT WEIGHT (LB)	CORNER WEIGHT (LB)
50PG03	704	319	167	73	142	85
50PG04	704	319	167	73	142	85
50PG05	715	352	178	81	156	93
50PG06	879	376	191	86	167	76
50PG07	874	386	201	91	176	80



- NOTES:
1. DIMENSIONS IN 1/16 ARE IN MILLIMETERS.
  2. CENTER OF GRAVITY.
  3. DIRECTION OF AIR FLOW.
  4. ON VERTICAL DISCHARGE UNITS, DUCTWORK TO BE ATTACHED TO ACCESSORY HOOD CUB ON TOP OF UNIT. FOR HORIZONTAL DISCHARGE UNITS, FIELD SUPPLIED FLANGES SHOULD BE ATTACHED TO HORIZONTAL DISCHARGE OPENINGS, AND ALL DUCTWORK SHOULD BE ATTACHED TO THE FLANGES.
  5. MINIMUM CLEARANCE (LOCAL CODES OR JURISDICTION MAY PREVAIL):
    - a. ON VERTICAL DISCHARGE UNITS, CLEARANCE TO COMBUSTIBLE FOR FIRST 12 INCHES OF DUCT TUBE SHALL BE 18 INCHES (457.2).
    - b. FIRST 12 INCHES OF DUCT TUBE SHALL BE 18 INCHES (457.2) FROM BASE OF UNIT TO COMBUSTIBLE SURFACES WHEN NOT USING CURB. 1 INCH.
    - c. BOTTOM OF BASE RAIL TO COMBUSTIBLE SURFACES (WHEN NOT USING CURB) 0 INCHES PROPER AIR FLOW, 36 INCHES.
    - d. ONE SIDE 12 INCHES THE OTHER, THE SIDE GETTING THE GREATER CLEARANCE IS OPTIONAL.
    - e. OVERHEAD, 60 INCHES TO ASSURE PROPER CONDENSATE FAN.
    - f. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER BOX.
    - g. SIDE, 36 IN. PER REC.
    - h. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER REC.
    - i. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER REC.
    - j. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER REC.
    - k. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER REC.
    - l. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER REC.
    - m. BETWEEN UNITS, CONTROL BOX SIDE, 42 IN. PER REC.
    - n. HORIZONTAL SUPPLY AND RETURN END, 0 INCHES.
  6. WITH THE EXCEPTION OF THE CLEARANCE FOR THE CONDENSATE ACCESS COVER, REMOVABLE FENCE OR BARRICADE REQUIRES NO CLEARANCE.
  7. UNITS MAY BE INSTALLED ON COMBUSTIBLE FLOORS MADE FROM POOL OR CLASS A, B, OR C ROOF COVERING MATERIAL IF SET ON BASE RAIL.
  8. THE VERTICAL CENTER OF GRAVITY IS 1'-8"(143) UP FROM THE BOTTOM OF THE BASE RAIL.
  9. A FIELD SUPPLIED 90° ELBOW DUCT MUST BE INSTALLED IN THE SUPPLY DUCTWORK BELOW THE UNIT DISCHARGE CONNECTION.

## Decibels and Distance



This calculator requires a JavaScript capable browser

This calculation will give you the amount of attenuation, in decibels, you can expect with a change in receiver distance, in a free field (outdoors). For example if you were standing 10 feet from a noise source, and were to move 100 feet away from that noise source, you would expect to see a drop in level of 20dB. Sound that is radiated from a point source drops in level at 6dB per doubling of distance. If you start at 50 feet from the source and move to 100 feet from the source you will have a 6dB drop in level. If you move from 500 feet to 1000 feet, you will have a 6dB drop in level. For the record, the formula to calculate this level drop is: *Decibels of Change* =  $20 \times \log(\text{distance } 1 / \text{distance } 2)$ , and you can calculate it on any scientific calculator.

Reference listening distance  
in feet or meters, from the  
noise source

1

New receiver distance in  
feet or meters, from the  
source

56

Calculate

This is the number of  
decibels of level drop/rise  
you would find

-34.96339971

HELP

JavaScript Help

This information is provided with no warranty of its accuracy, or applicability, and any use made of this information is done so at the sole risk of the user.

amazon.com.

Visit our **reference book page** for a list of recommended reading on acoustics, sound systems, loudspeakers, studio technique and construction, educational multimedia, home theatre, live theatre sound, control system programming and other relevant technical topics.

**MC<sup>2</sup>**  
System Design Group

**MC Squared System Design Group, Inc**

#102 - 145 West 15th Street  
North Vancouver, BC V7M 1R9  
Phone 604 - 986 - 8181  
FAX (604) - 988 - 9751  
send us an email

page construction

## Decibels and Distance



This calculator requires a JavaScript capable browser

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Reference listening distance  
in feet or meters, from the  
noise source

1

New receiver distance in  
feet or meters, from the  
source

4

Calculate

This is the number of  
decibels of level drop/rise  
you would find  
-12.04107556

HELP

JavaScript Help

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## Decibels and Distance



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Reference listening distance  
in feet or meters, from the  
noise source

1

New receiver distance in  
feet or meters, from the  
source

8

Calculate

This is the number of  
decibels of level drop/rise  
you would find

-18.06161334

HELP

JavaScript Help

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page construction



# Charles M Salter Associates Inc

Consultants in  
Acoustics  
Audio/Visual  
System Design  
and Telecommunications

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Thomas A Schindler, PE  
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John C Freytag, PE  
Durand R Bequart, Ph.D.  
Michael D Toy, PE  
Thomas J Corbett

Ross A Jerozal  
Jason R Duty  
Christina L Meyer  
Joey G D'Angelo  
Eric A Yae  
Joshua M Roper  
Troy Grubel

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Ethan Salter  
Elaine Y Hsieh

Alexander K Salter  
Jeremy L Decker  
Ryan McClain  
Claudia Kraehe  
Brian Good  
Candice Huey  
Josselyn Salter  
Heather Migul  
Marva D Noordzee  
Debbie Garcia  
Jasmine Recidoro  
Alison Whitson

3 November 2006

David Mena, AIA  
**Mena Architects**  
600 Montgomery Street  
4th Floor, Suite D  
San Francisco, CA 94111  
E-mail: david@menaarchitects.com

Subject: **1880 North Milpitas Blvd. Mixed-Use Development --  
Acoustical Consulting  
CSA Project No. 06-0572**

Dear David:

Thank you for the opportunity to work with you on this exciting project. As discussed and indicated in our proposal dated 1 November 2006, we will be providing acoustical input to verify the project is in compliance with City and State acoustical standards. Our current review will include noise from the rooftop mechanical equipment as well as reducing the environmental noise (e.g. vehicular and distant rail traffic) to meet applicable City and State acoustical interior requirements at the residential portion of the project.

Since the project mechanical design is still being developed, we do not have specific recommendations at this time for mechanical noise reduction. We will be providing specific recommendations including noise levels and/or mitigation required to meet the property line noise requirements contained in the City of Milpitas General Plan.

The preliminary information indicates that this will be approximately seven rooftop air-handling units located near the northeastern portion of the roof penthouse. We understand that the proposed mechanical units would be set back approximately 50 feet from the nearest receiving property line. Based on the initial sound information provided by your office, the proposed carrier mechanical units appear to be in compliance with the City's nighttime requirement of 50 dBA<sup>1</sup> at the nearest receiving property line.

Once we receive the detailed plans and final equipment selections, we will provide a letter indicating our analysis of the HVAC units. If necessary, our letter will include any additional mitigation (e.g. barriers, setbacks, maximum noise levels of equipment, etc.)

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<sup>1</sup> A-Weighted sound pressure level (or noise level) represents the noisiness or loudness of a sound by weighting the amplitudes of various acoustical frequencies to correspond more closely with human hearing. A 10-dB (decibel) increase in noise level is perceived to be a doubling of loudness. A-Weighting is specified by the U.S. EPA, OSHA, Caltrans, and others for use in noise measurements.

David Mena, AIA  
3 November 2006  
Page 2

required to verify the equipment is in compliance with the City of Milpitas property line noise standards.

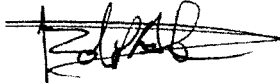
In addition to the mechanical review, the State building code requires that interior environments for multi-family housing do not exceed a day-night average noise level (DNL<sup>2</sup>) of 45 dBA. To verify the acoustical design, we will be providing an on-site 48-hour noise measurement at the project site to quantify existing noise environment, and provide a review of future traffic projections to quantify the future noise environment. Based on this information, we will provide a report indicating the design features including windows, exterior doors, and walls to allow the project to be in accordance with the City and State standards.

We plan to begin performing the environmental noise study next week and would be able to provide the results of our study, including the recommendations, in the next two weeks. Once we have received the mechanical drawings, we will be able to provide our comments within one week of receiving the final design.

Once again, thank you for the opportunity to work with you. We look forward to receiving updated information when it becomes available. This concludes our current comments for the subject project. Please do not hesitate to call if you have any questions.

Best regards,

**CHARLES M. SALTER ASSOCIATES, INC.**



Robert P. Alvarado  
Vice President

RPA/jr  
P: 3Nov06\_RPA\_1880 North Milpitas Blvd.

---

<sup>2</sup> A descriptor established by the U.S. EPA to describe the average day-night level with a penalty applied to noise occurring during the nighttime hours (10 PM – 7 AM) to account for the increased sensitivity of people during sleeping hours.

MIXED USE BUILDING  
1880 NORTH MILPITAS BLVD  
MILPITAS, CA 95035

PROJECT TEAM

PROJECT TEAM	PROJECT DESCRIPTION
<b>OWNER:</b> DR. MARLENE MAO 40 N. PARK VICTORIA #A MILPITAS, CA TEL (408) 942-9112 FAX (408) 942-5021	<b>ZONING:</b> MIXED USE DISTRICT ±16,420 SQ. FT.
<b>ARCHITECT:</b> MENA ARCHITECTS 1880 NORTH MILPITAS BLVD, SUITE 400 SAN FRANCISCO, CA 94111 TEL (415) 348-0200 FAX (415) 348-0200	<b>BUILDING AREA:</b> ±13,240 SF  <b>PROPOSED MAX. BUILDING HEIGHT:</b> 45'-0" AT MEZZANINE LEVEL 8'-0" AT N. MILPITAS BLDG. 10'-0" AT DIXON ROAD
<b>CIVIL ENGINEER:</b> STEVE NAKASHIMA CONSULTING ENG. 1420 HOLLY AVENUE LOS ALTOS, CA 94024 TEL (650) 964-9219 FAX (650) 964-9229	<b>SIDE / REAR SETBACK:</b> 10'-0"
<b>LANDSCAPE ARCHITECT:</b> KIRK MORTON 37357 NILES RD. FREMONT, CA 94536 TEL (510) 792-9193 FAX (510) 792-9194	<b>TYPE OF CONSTRUCTION:</b> V-HR (FULLY-SPRINKLERED)  <b>PROJECT DESCRIPTION:</b> THREE STORY MIXED USE BUILDING FIRST FLOOR: RETAIL SECOND FLOOR: DENTAL OFFICE THIRD FLOOR: THREE UNITS OF RESIDENTIAL  THIS PROJECT ALSO INCLUDES ALL SITE IMPROVEMENTS NECESSARY FOR THIS NEW BUILDING.

VICINITY MAP



PROJECT SITE	INDEX
A1.0 COVER SHEET ARCHITECTURAL SITE PLAN	
T1 TOPOGRAPHIC SURVEY	
T2 EXISTING SITE AND STREET PLAN	
C1 PRELIMINARY GRADING & DRAINAGE PLAN	
A2.1 1ST & 2ND FLOOR PLAN	
A2.2 3RD & MEZZANINE FLOOR PLAN	
A2.3 ROOF PLAN	
A3.0 BUILDING ELEVATIONS & SECTIONS	
A4.0 PRELIMINARY LANDSCAPE PLAN	
L1 PLANTING DETAILS	
L2 PHOTOGRAPHIC PLAN	
PH-1	

SITE DATA

AREA ANALYSIS

BUILDING	USABLE AREA	CIRCULATION	GROSS AREA
FIRST FLOOR	2,400 SF	435 SF	2,835 SF
SECOND FLOOR	4,000 SF	650 SF	4,650 SF
THIRD FLOOR	4,025 SF	720 SF	4,745 SF
THIRD FLOOR MEZZANINE	810 SF	810 SF	810 SF
SUBTOTAL	10,425 SF	1,605 SF	12,030 SF
TOTAL			13,040 SF

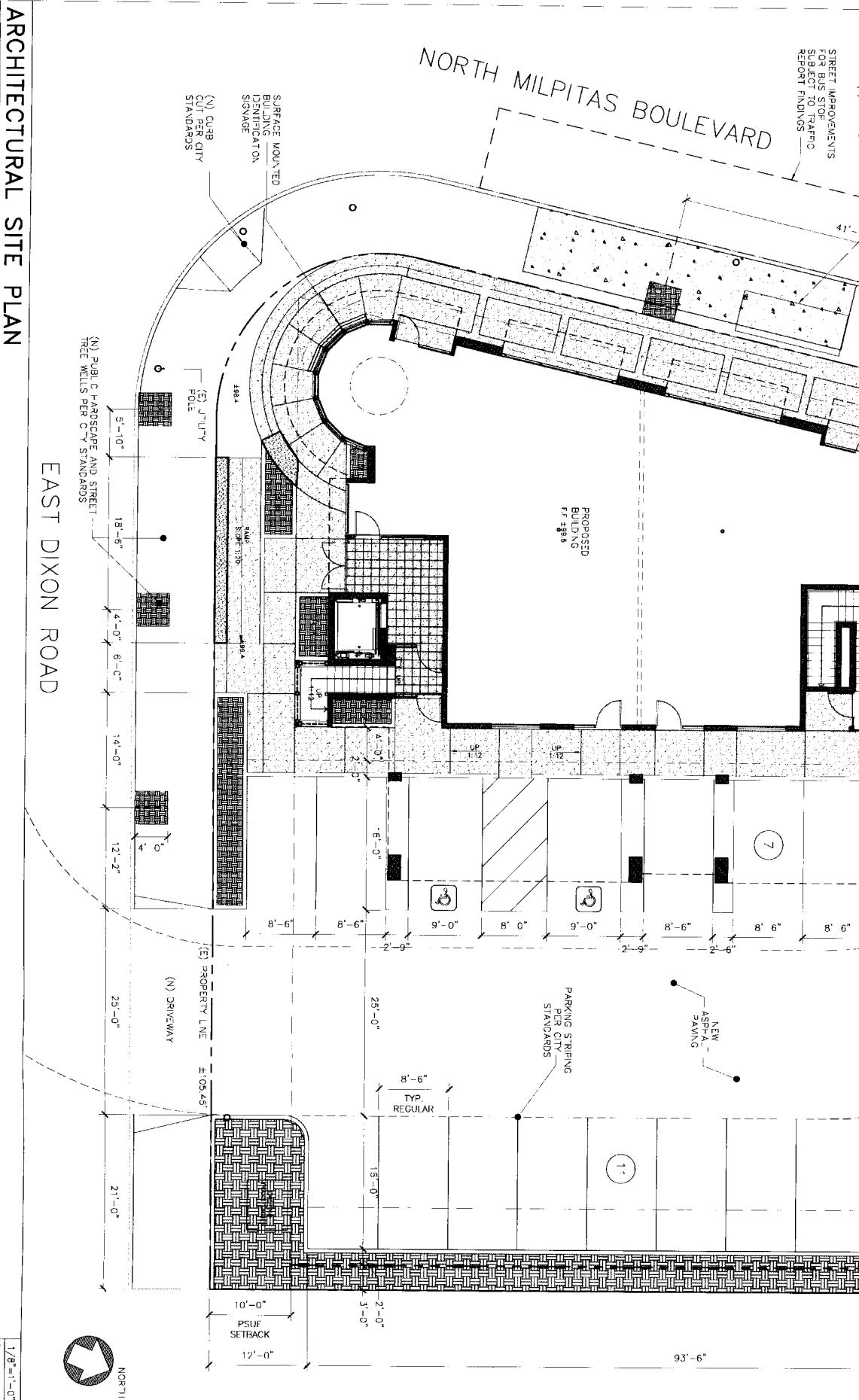
**NOV 03 2006**

**CITY OF MILPITAS PLANNING DIVISION**

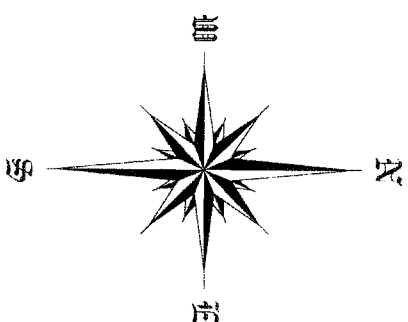
PARKING ANALYSIS

REQUIRED	AREA	SPACES
BUILDING		
1. 250 SF RETAIL	2,835 GROUND FLOOR RETAIL	17 SPACES
2. 450 SF SECOND FLOOR DENTAL	4,650 SECOND FLOOR DENTAL	21 SPACES
3. 15 SPACES FOR ONE BEDROOM UNIT	15 PER UNIT	4 SPACES
RESIDENTIAL GUEST PARKING	4.5 X 1.5	0 SPACES
TOTAL SPACES REQUIRED		36 REQUIRED

PROVIDED	TYPE OF STALLS	SPACES
5 STALLS FOR RETAIL & OFFICE SPACE		28
5 STALLS FOR RESIDENTIAL SPACE		5 COMPACT
CAR CREDIT FOR BIKE PARKING		0
TOTAL		32 > 36 REQUIRED



ARCHITECTURAL SITE PLAN



NOTES & LEGEND

A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT  
EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.  
ONLY VISIBLE SURFACE UTILITIES WERE LOCATED AND SHOWN ON THIS MAP.

THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND STREET MONUMENTS  
WITHIN BERYLWOOD LANE PER TRACT NO. 7871, LINDENWOOD, BK 552 MAPS PGS. 24-25  
THE TOPOGRAPHY SHOWN ON THIS MAP WAS OBTAINED  
BY THE BEARING/DISTANCE METHOD TO AN ACCURACY  
OF 1:1 HORIZ. & 0.2:1 VERT.

ONLY TREE 6" IN DIAMETER  
AND LARGER WERE LOCATED.

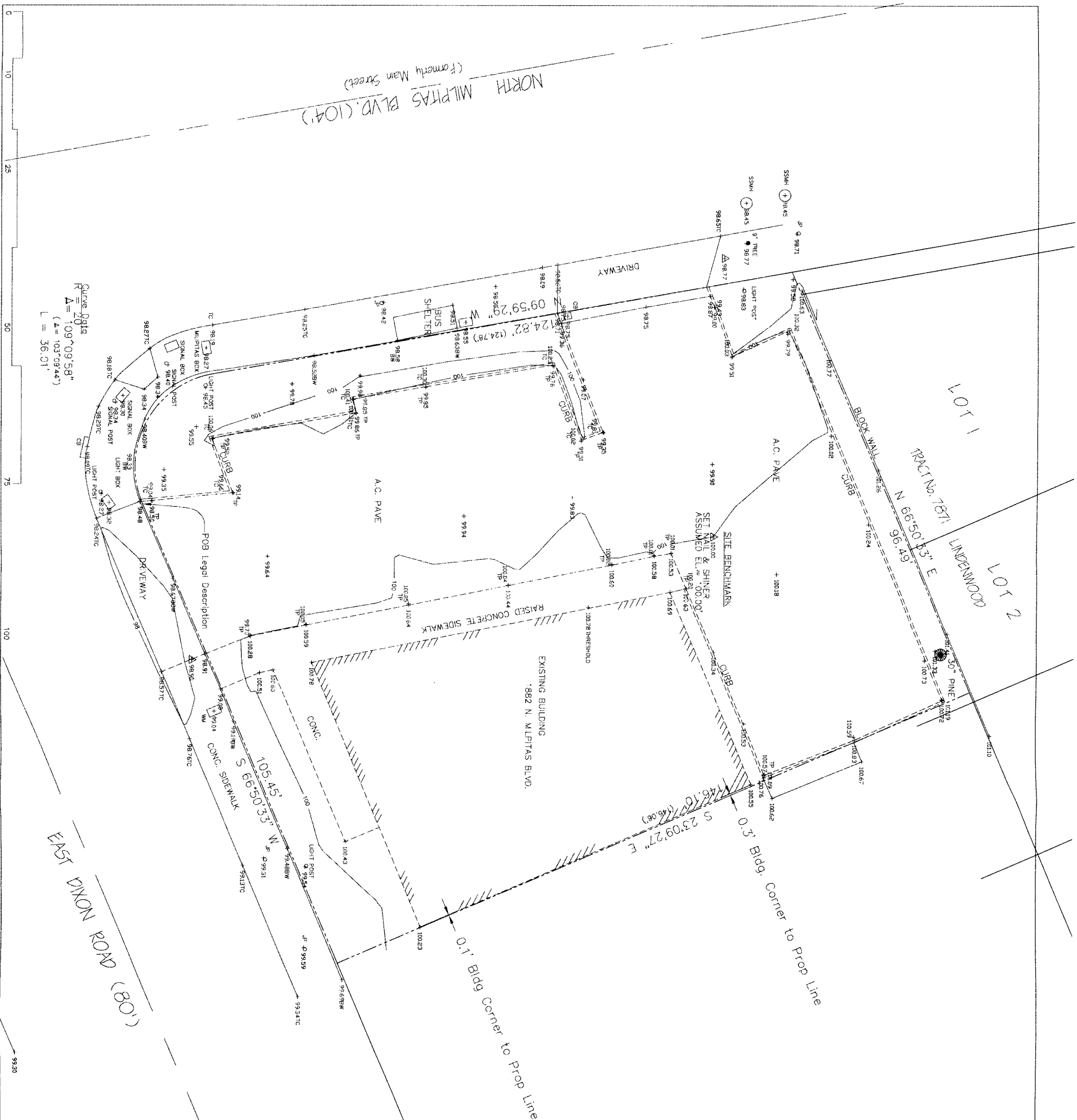
- INDICATES SPOT ELEVATION  
RANDOM SURVEY TRAVERSE POINT  
TO BOW  
JOINT POLE  
CATCH BASIN  
SANITARY SEWER MANHOLE  
TOP OF PAVEMENT  
CONCRETE  
DIMENSIONS PER RECORD DATA  
POINT OF BEGINNING  
BLDG. LINE



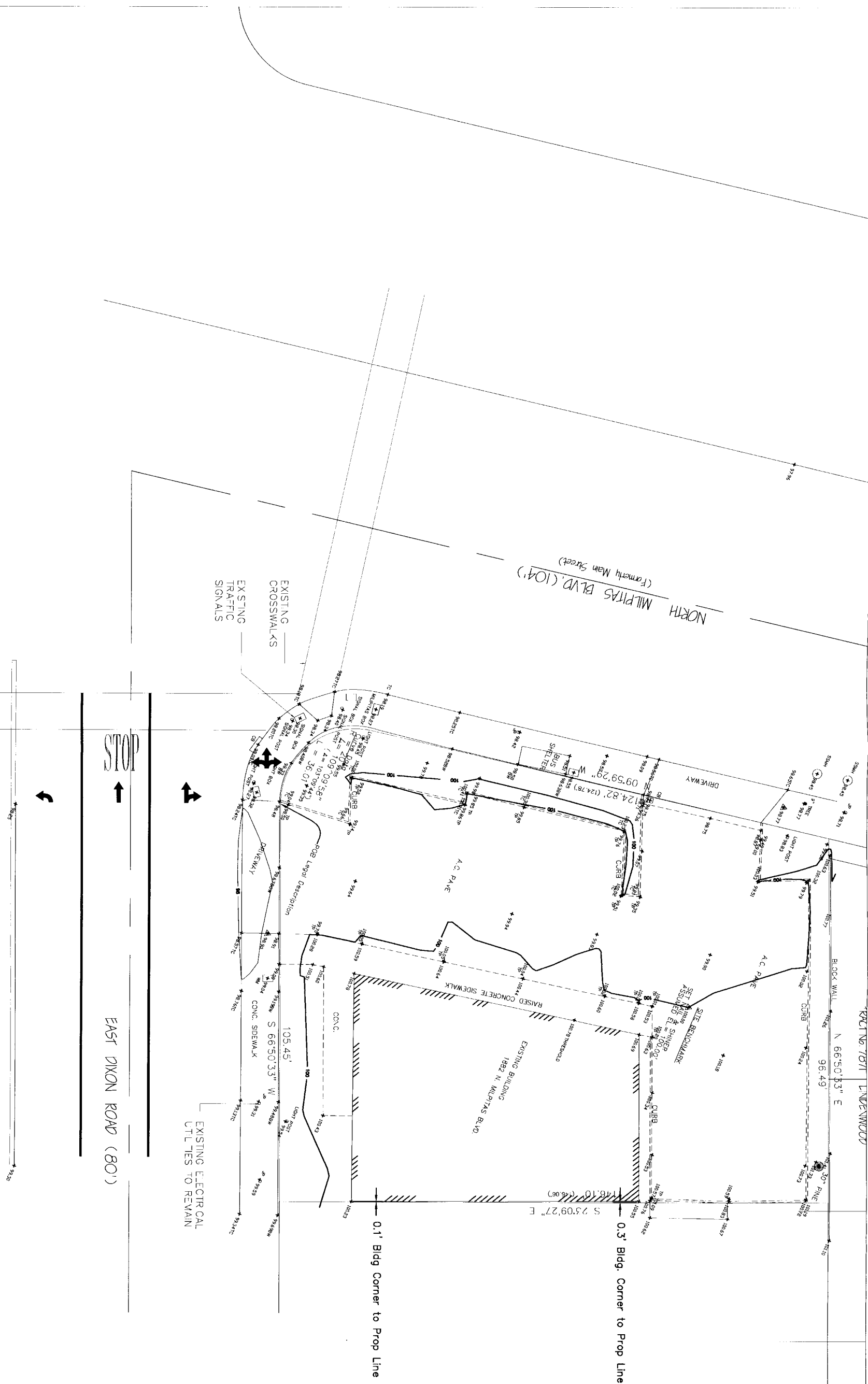
TOPOGRAPHIC SURVEY  
OF THE PROPERTY DESCRIBED IN GRANT DEED DOC. NO. 15173116  
Being a Portion of Agua Caliente Rancho

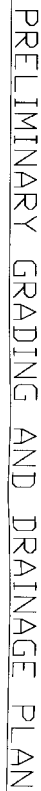
CITY OF MILPITAS, SANTA CLARA COUNTY, CALIFORNIA  
SMITH, RANDETTI, FOULK & STOCK, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
REDWOOD CITY, CA 94064  
TEL. (650) 368-1131

SCALE: 1" = 10'  
DATE: MARCH, 2005  
DRAWING NO.: 05009-D



## ARCHITECTURAL SITE PLAN





**LEGEND**  
**SCALE: NONE**

**LEGEND**  
**SCALE: NONE**

**LEGEND**  
**SCALE: NONE**

**LEGEND**  
**SCALE: NONE**

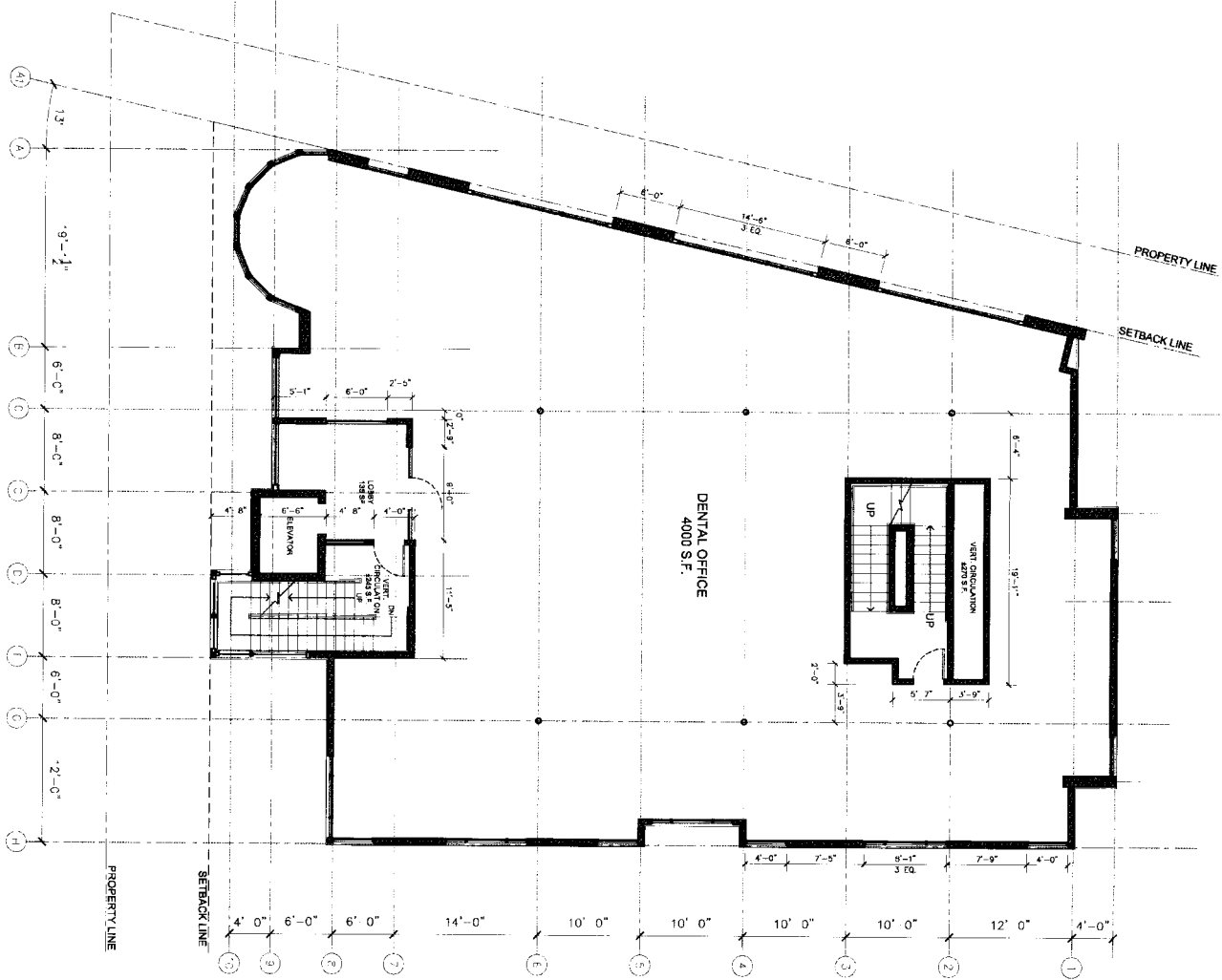
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**LEGEND**  
**SCALE: NONE**

- LEGEND**  
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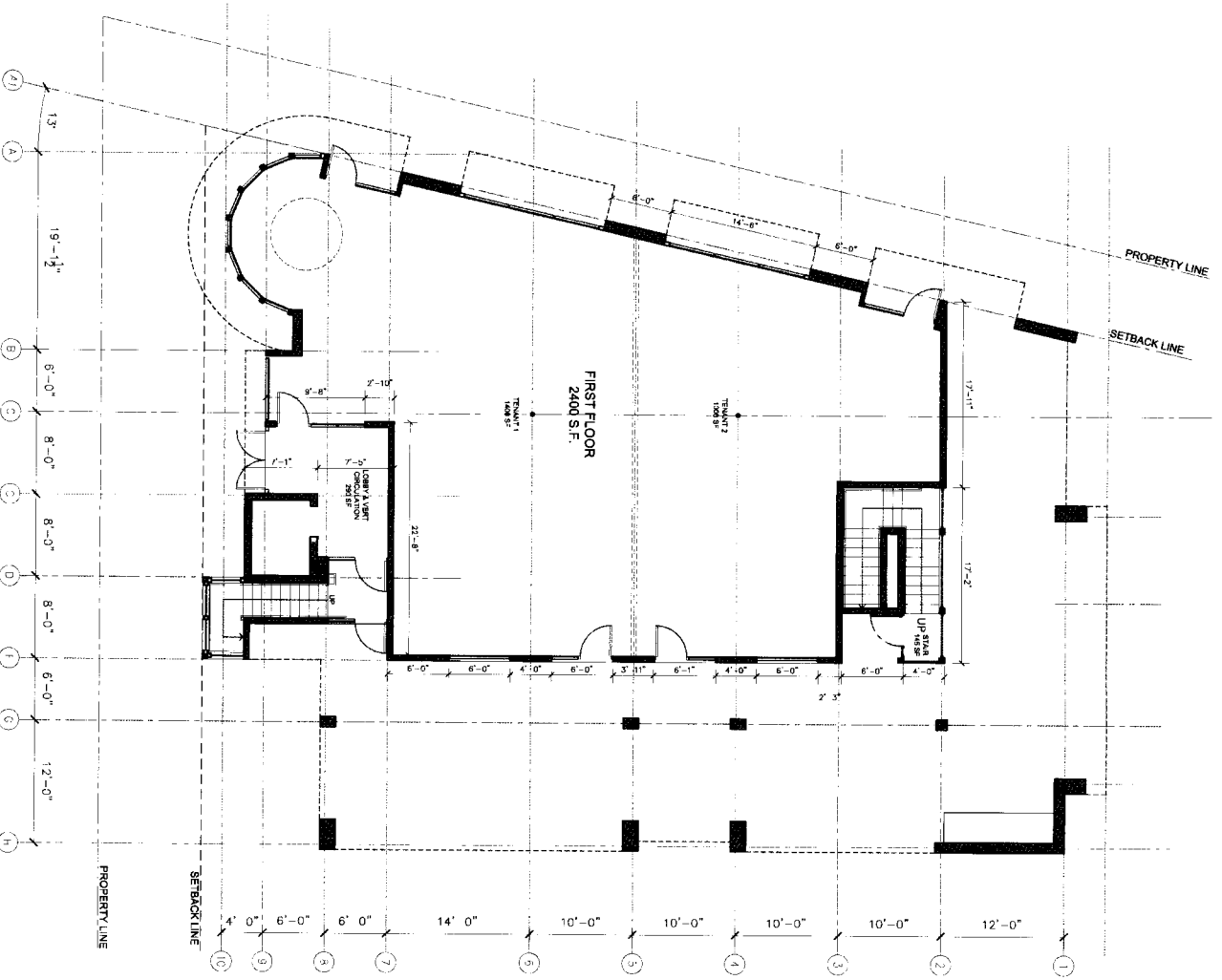
**LEGEND**  
**SCALE: NONE**

- LEGEND**  
**SCALE: NONE**



PROPOSED SECOND FLOOR

1/8"=1'-0"  
5042-33 02



PROPOSED FIRST FLOOR

1/8"=1'-0"  
5042-33 01

MIXED USE BUILDING

1880 N. MILPITAS BLVD  
MILPITAS CA, 95035

**mena** architects

architecture / planning / interiors

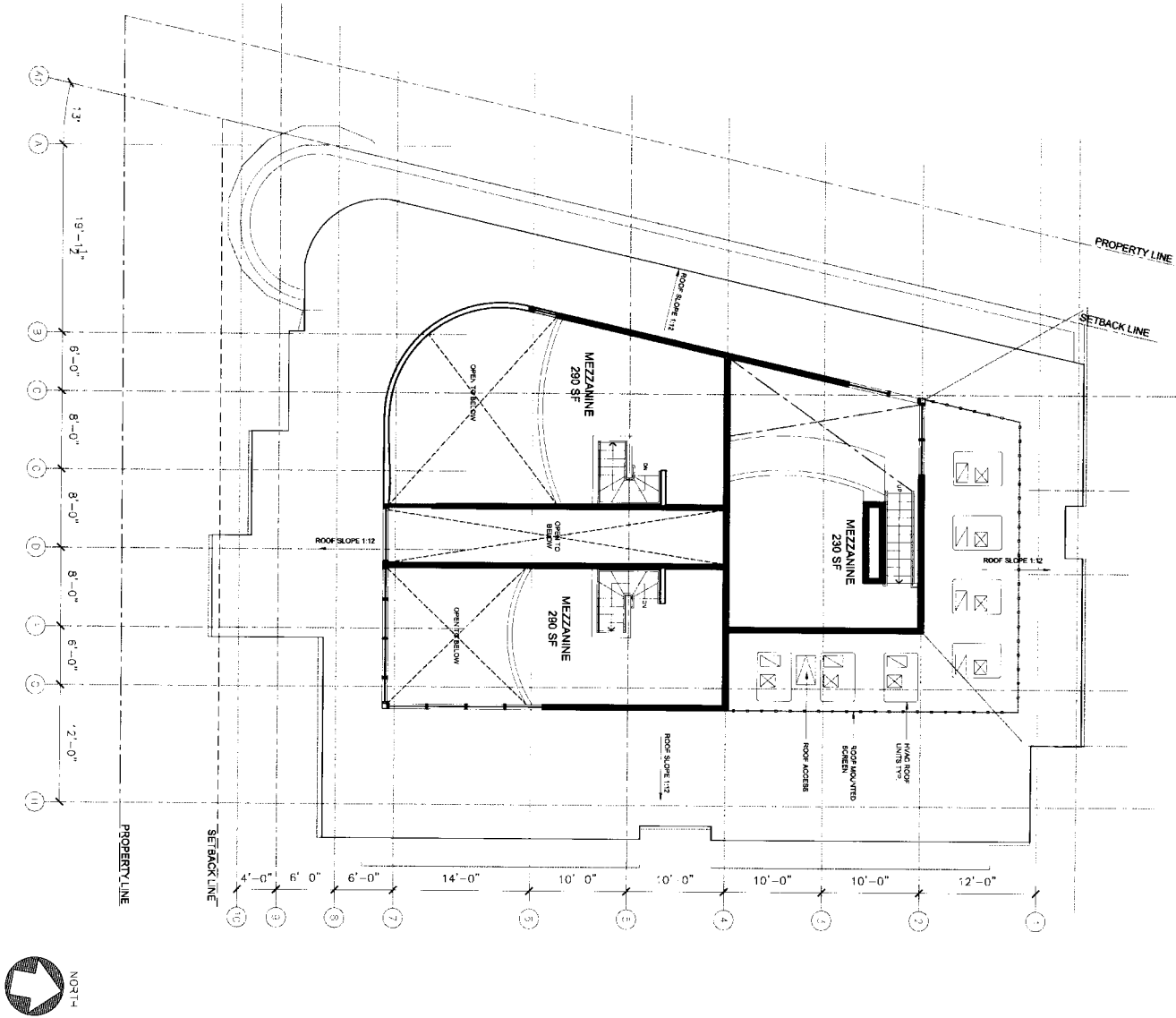
600 Montgomery Street/4th Floor, Suite D/San Francisco, CA 94111  
tel 415.348.0100 - fax 415.348.0200  
www.menaarchitects.com

REVISION  
DATE  
JOB NO.  
FLOOR PLANS  
FIRST FLOOR  
SECOND FLOOR

SCALE: 1/8" = 1'-0"

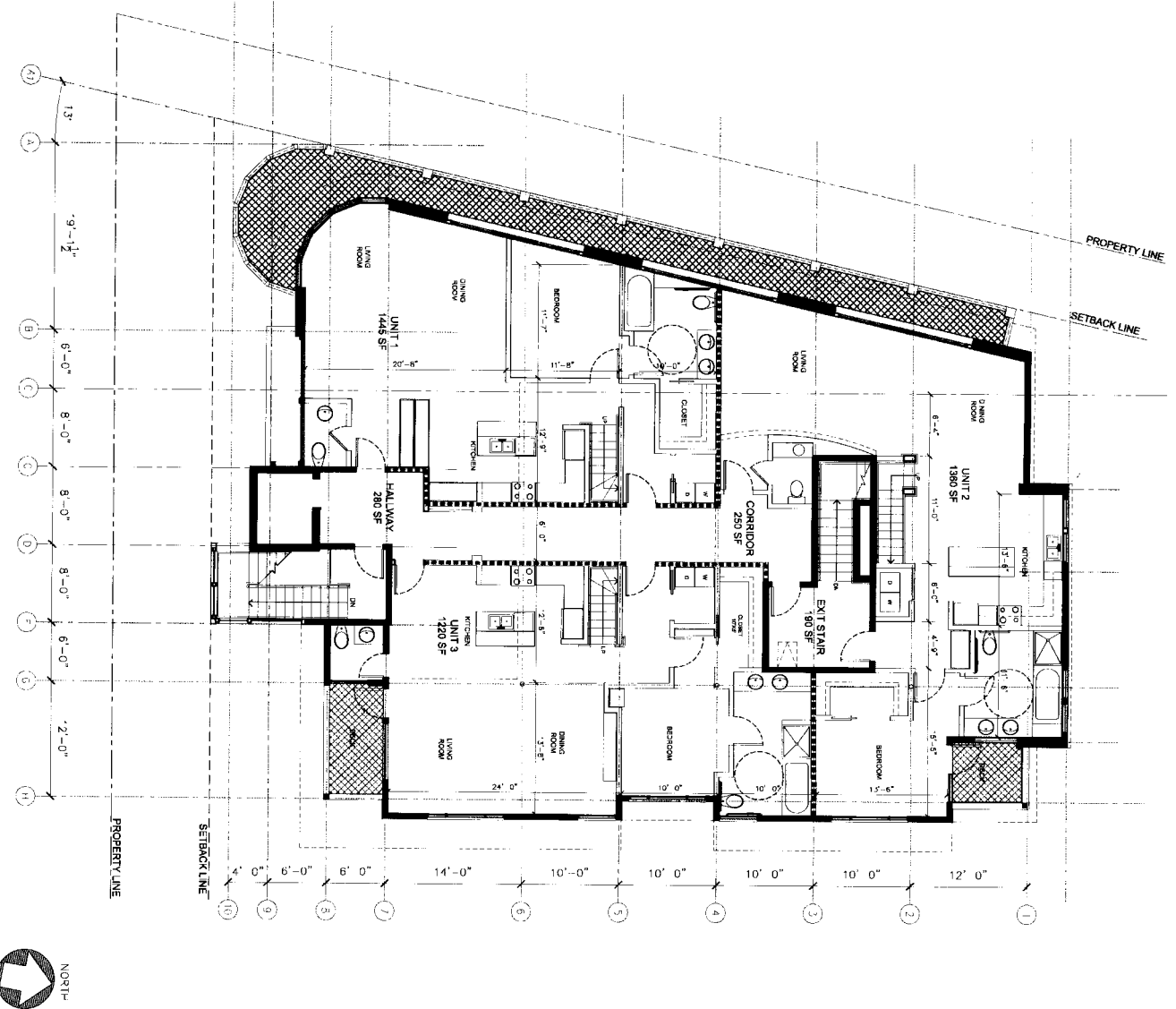
A2.1

0'-0"



PROPOSED THIRD FLOOR MEZZANINE

1/8"=1'-0"  
5042-BP 04



PROPOSED THIRD FLOOR

1/8"=1'-0"  
5042-BP 03

MIXED USE BUILDING

1880 N. MILPITAS BLVD  
MILPITAS CA, 95035

**mena** architects

architecture / planning / interiors

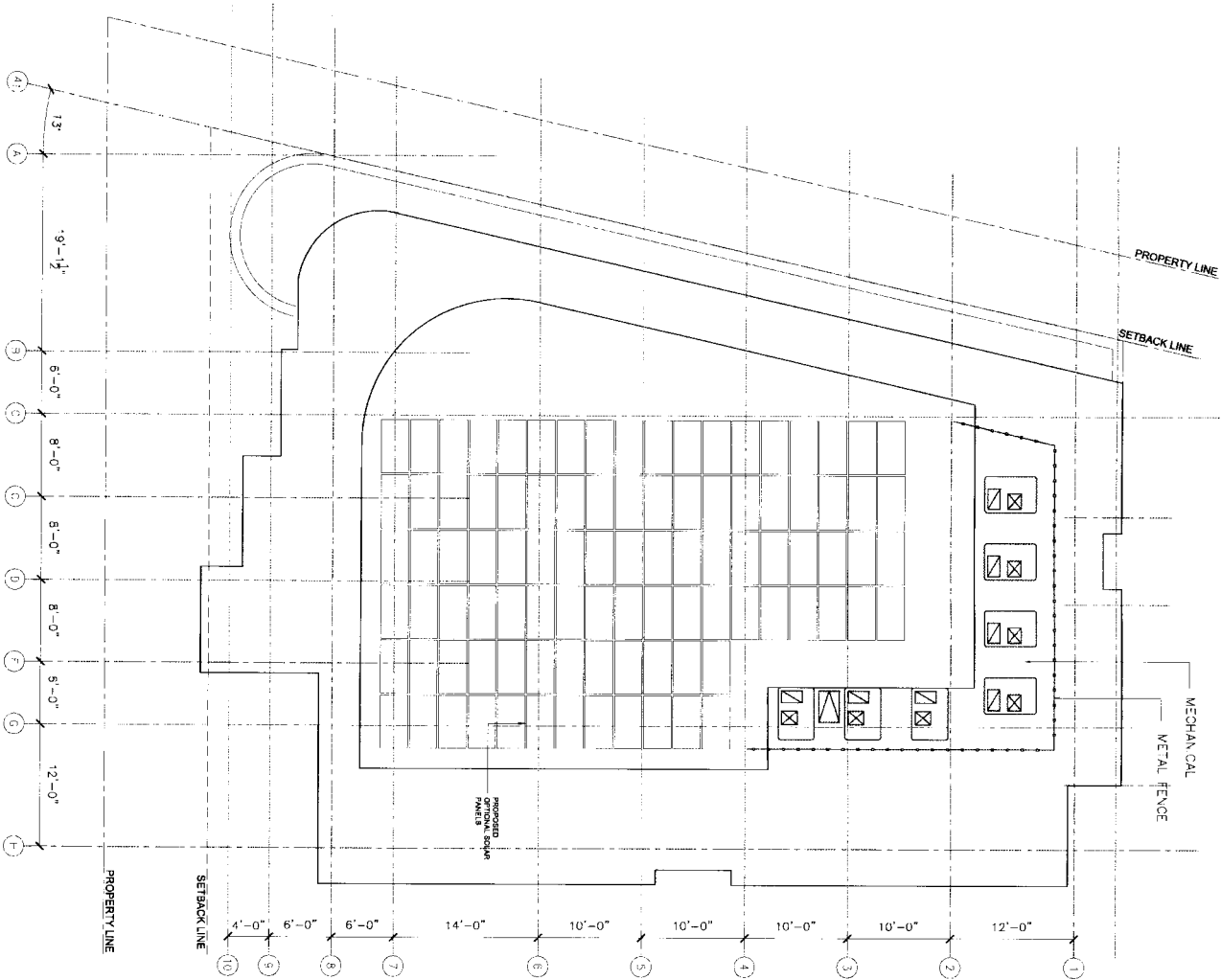
600 Montgomery Street/4th Floor, Suite D/San Francisco, CA 94111  
Tel 415.348.0100 - Fax 415.348.0200  
www.menaarchitects.com

REVISION  
DATE  
JOB NO.: 5042

FLOOR PLANS  
THIRD FLOOR

SCALE: 1/8" = 1'-0"





MIXED USE BUILDING

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MILPITAS CA, 95035

**mena** architects

architecture / planning / interiors

600 Montgomery Street/4th Floor, Suite D/San Francisco, CA 94111  
tel 415.348.0100 - fax 415.348.0200  
www.menarchitects.com

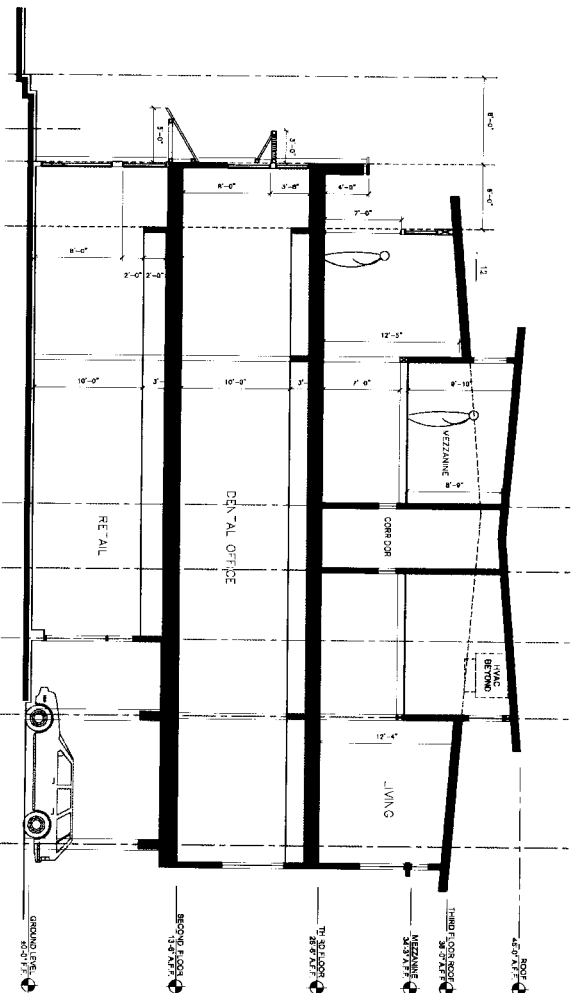
REVISION	DATE
DATE:	11.03.08
JOB NO.:	5042

ROOF PLAN

SCALE: 1/8" = 1'-0"

A2.3

0"



BUILDING SECTION

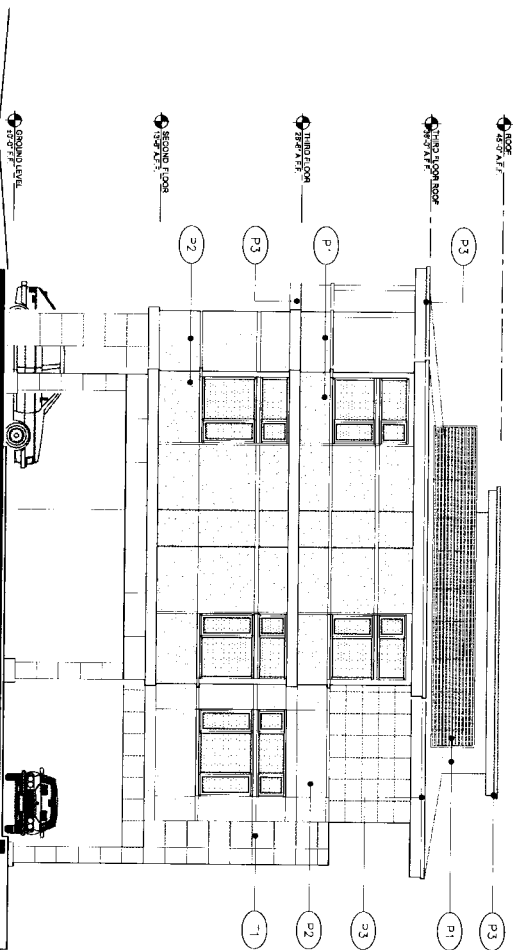
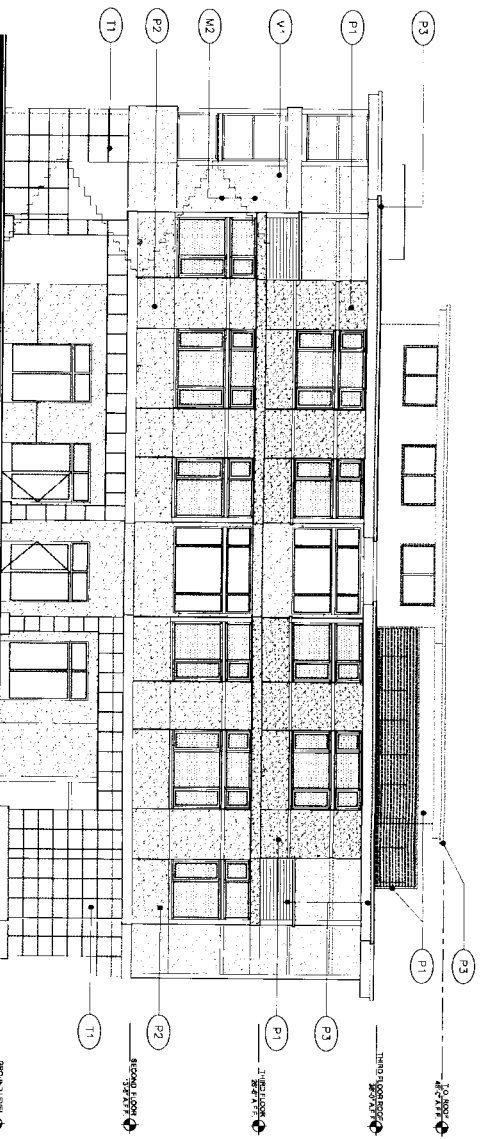
1/8"=1'-0"  
S042\_ELE

05

EAST ELEVATION - DIXON ROAD

1/8"=1'-0"

03



NORTH ELEVATION

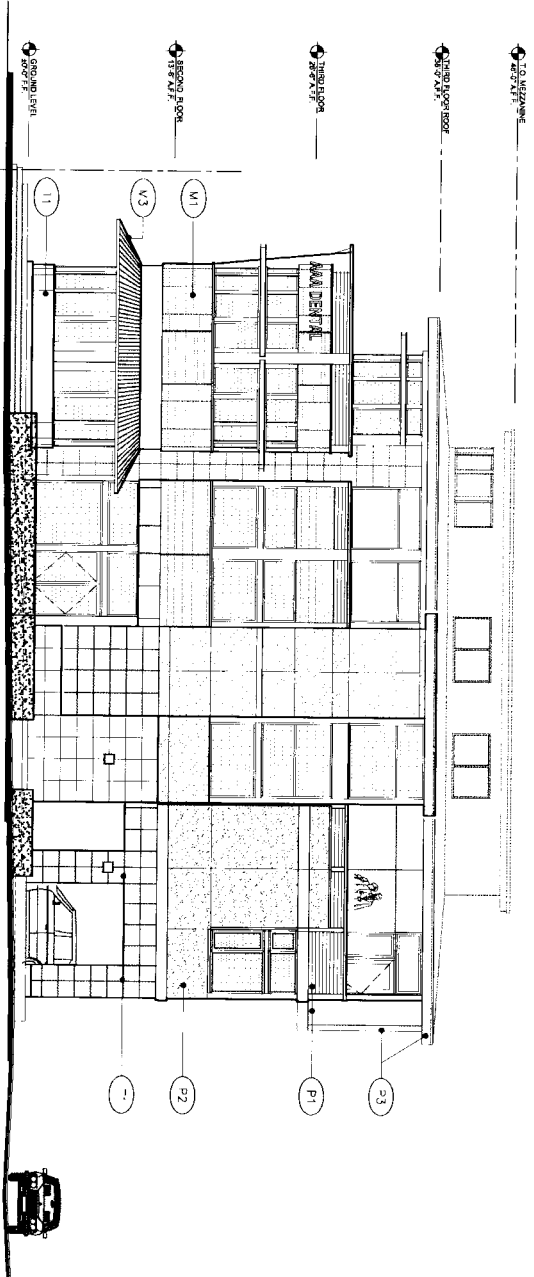
1/8"=1'-0"  
S042\_ELE

04

SOUTH ELEVATION - DIXON ROAD

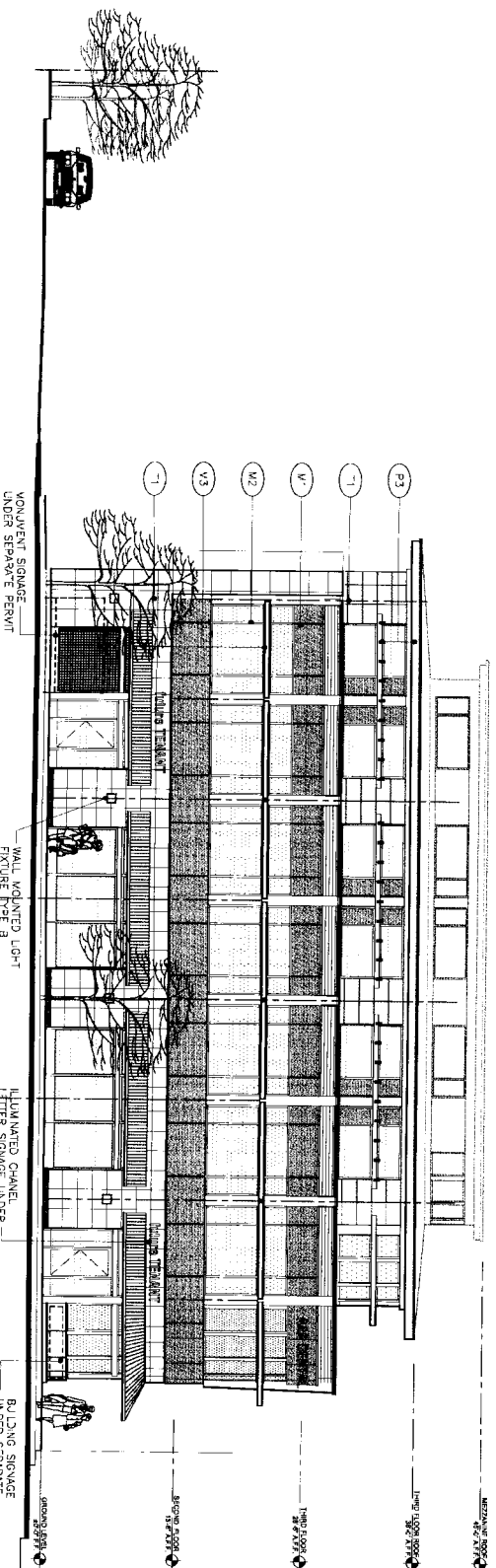
1/8"=1'-0"

02



P1	6" HORIZONTAL SIDING SERENGETI SAFARI KELLY MOORE KM3889-2
P2	6" HORIZONTAL SIDING GOLDEN MIST KELLY MOORE KM4000-5
P3	FACIA AND TRIM OLIVE GROVE KELLY MOORE KM3976-5
T1	STONE TILE MANUFACTURER TO BE SELECTED
V1	SILVER METAL PANEL CLADDING SYSTEM MANUFACTURER TO BE SELECTED
V2	VISTAWALL ALUMINUM STOREFRONT CLEAR ANNOXIDIZED
M1	PAINTED STEEL - PAINT P3

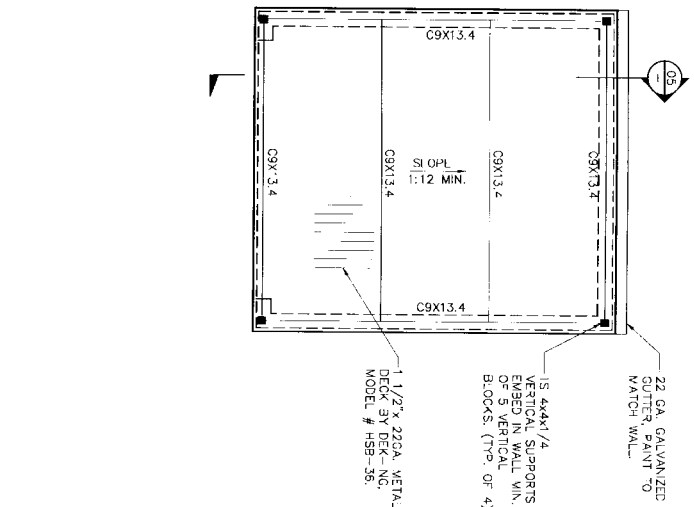
MATERIAL LEGEND



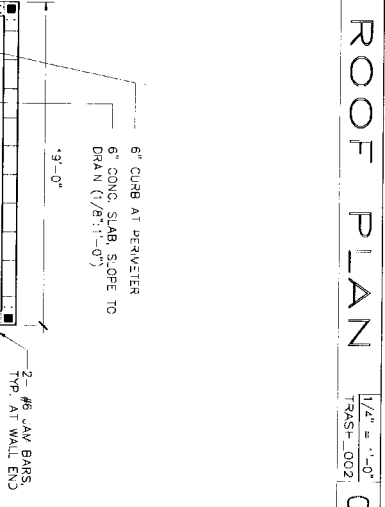
WEST ELEVATION - MILPITAS BLVD.

1/8"=1'-0"

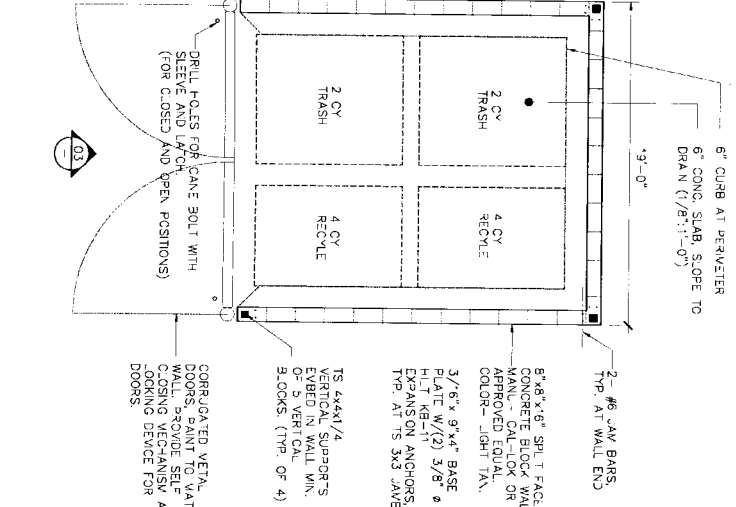
01



C9X13.



T.E. SECTION 05 T.E. ROOF PLAN 1/4" = 1'-0" 1/2" = 1'-0"



3/6" x 9" x 4" BASE  
PLATE W/(2) 3/8" Ø

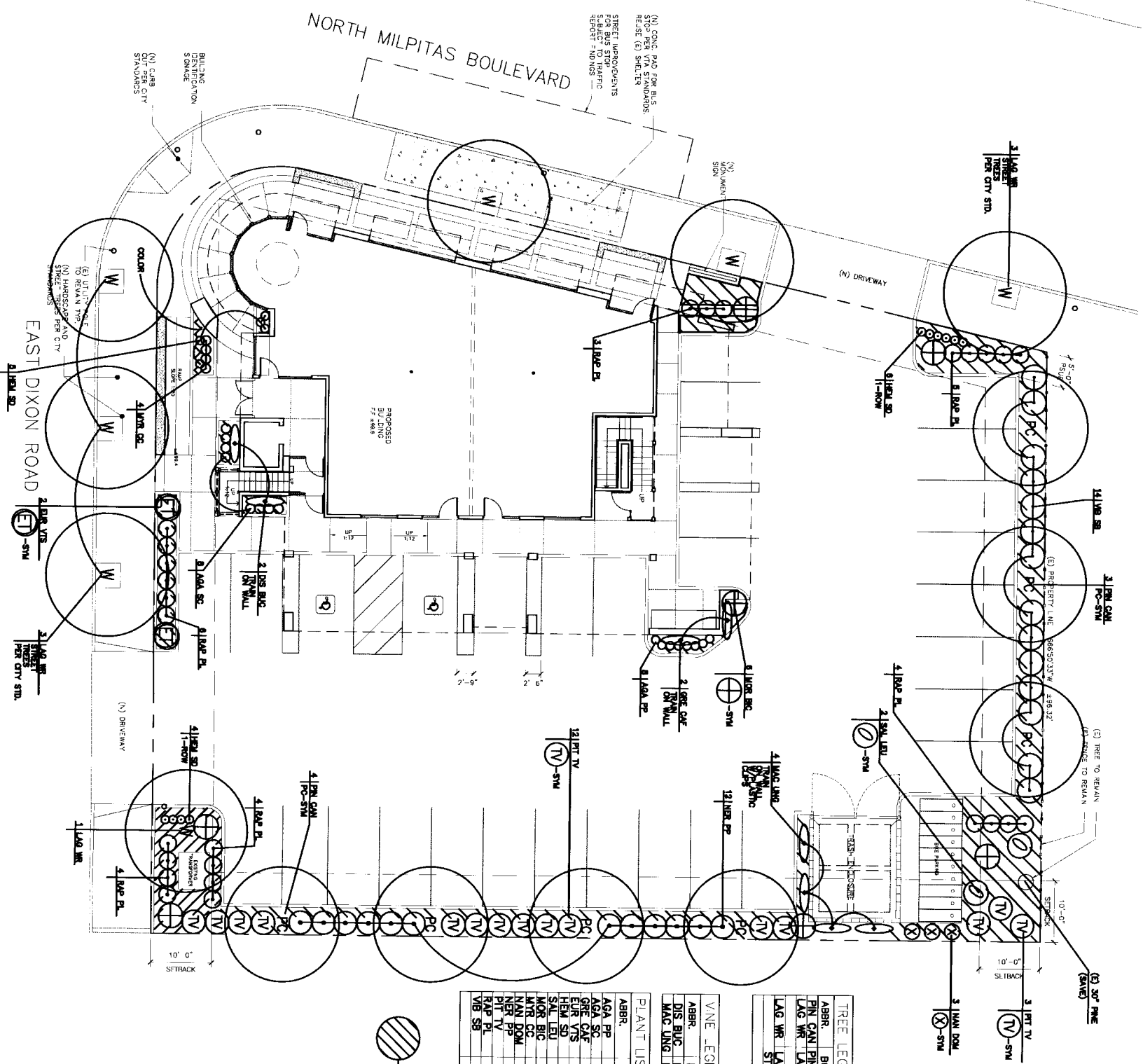
C	$\gamma/\alpha^{\circ} = \dots\dots0^{\circ}$	$\Delta\gamma^{\circ}$	D	CCRC	L <sub>1</sub>	L <sub>2</sub>	03	$1/\lambda^{\circ} = 1^{-50}$	ELEVATION	T.E.	07	$-1/2^{\circ} = \dots0^{\circ}$	SOURCE	R.O.P.
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[illegible]

## PRELIMINARY PLAN

**OFFICE-RETAIL**  
RESIDENTIAL  
1882 N. MILPITAS BLVD.  
MILPITAS, CA. 95035

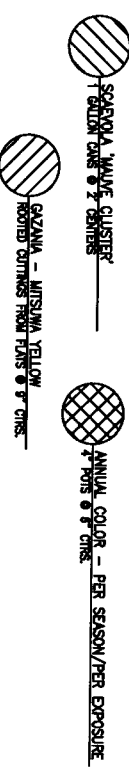
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Score:	1 <sup>st</sup> = 10-0 <sup>th</sup>
Drawn:	KM
Job:	#
Sheet:	L-1
of	2 Sheets



TREE LEGEND				TREE SIZES		
ABBR.	BOTANICAL NAME	COMMON NAME	QUANT.*	SIZE	MATURITY @ 5 YRS	FULL MATURITY/YEARS TO MATURITY
BN	CAN. PINUS CO. WHITE PINE	CANARY ISLAND PINE	7	2 1/2" box	12" SPREAD	20" SPREAD 15 YEARS
LAG MR	LAURESTROBILIA WATER MELON RED	RED Crapehennille	1	2 1/2 box	12" SPREAD	20" SPREAD 15 YEARS
LAG MR	LAURESTROBILIA WATER MELON RED	RED Crapehennille	6	2 1/2" box	12" SPREAD	20" SPREAD 15 YEARS
STREET TREES						

VINE		LEGEN		
ABBR.	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE
DIS BUC	DISTICHIS BUCONATORIA	BLOOD RED TRUMPET VINE	2	50l
MAC JUNG	MACADONIA JUNGUS -CATI	YELLOW TRUMPET VINE	4	50l

PLANT LIST			
ABBR.	BOTANICAL NAME	COMMON NAME	QUANT.*
AGA PP	AGAPANTHUS 'PETER PAN'	DWARF Lily OF THE Nile	8
AGA SC	AGAPANTHUS 'STROM CLOUD'	STROM CLOUD Lily OF THE Nile	16d
GRE CAF	GRIMMIA CAFFRA (ON NURSERY TRELLIS)	AYERd STAR FLOWER	16d
EUR YS	EURYCHORDA 'VARIOUS' (TREE STD.)	THREE STD. EURIPS	50d
EUR YS	EURYCHORDA 'VARIOUS' (TREE STD.)	EURIPS DAY Lily	50d
EUR YS	EURYCHORDA 'STELLA D'ORO'	STELLA D'ORO	15
EUR YS	EURYCHORDA 'STELLA D'ORO'	STELLA D'ORO	16d
MOG BIG	MORICOLA 'BOLQUEL'	YELLOW FORTNIGHT Lily	6
MOR CC	MORICOLA 'CONTRACTA'	CONTRACTA	50d
NAN DOM	NANNIA DOMESTICA	HEAVENLY BELL	4
NER PP	NERIUM OLEANDER 'PETLIE PINK'	PETLIE PINK OLEANDER	50d
PIP TV	PISTIACORUM 'TOBIRA VARIEGATA'	VARIEGATED ROCK ORANGE	15
RAP PL	RAPHIOLEPS 'PINK LADY'	PINK LADY HAWTHORN	25
VB SB	VIOLARIA 'SPRING BOULEL'	SPRING BOULEL VIOLARIA	14
			50d



# PRELIMINARY PLAN

DATE: REV# 1 6-7-05  
DATE: REV# 2 4-3-06  
DATE: REV# 3 9-25-06

[illegible]

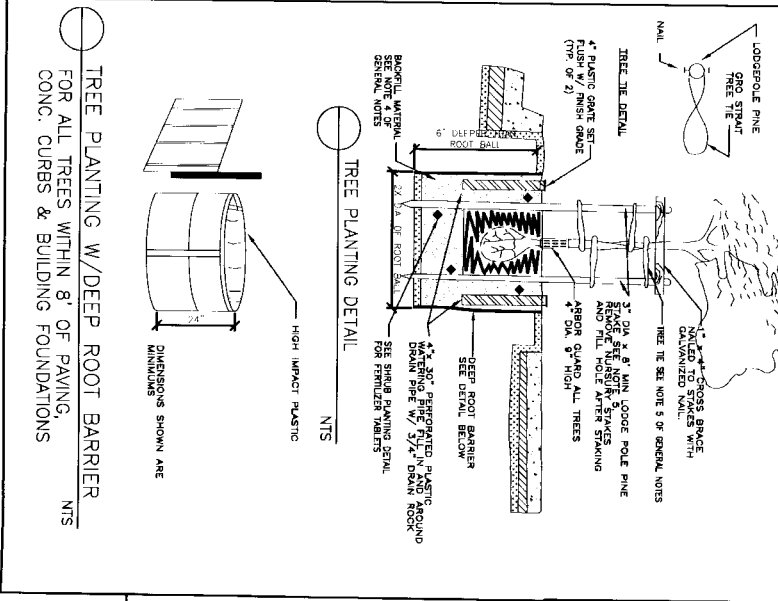
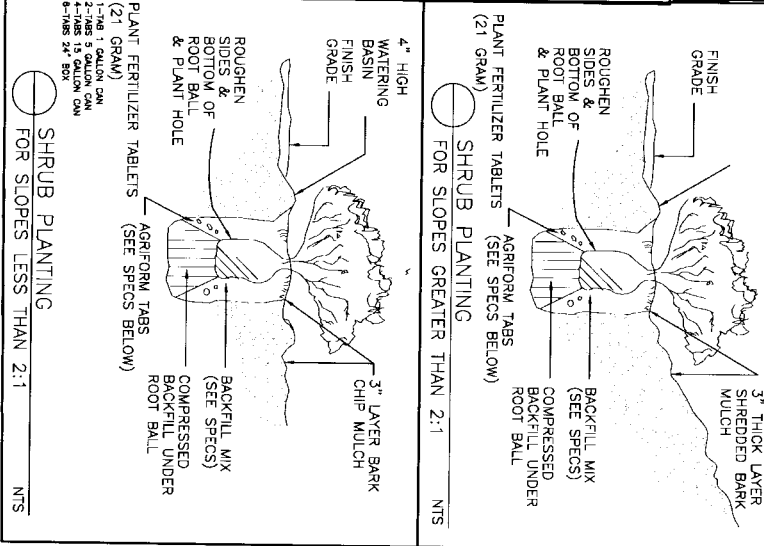
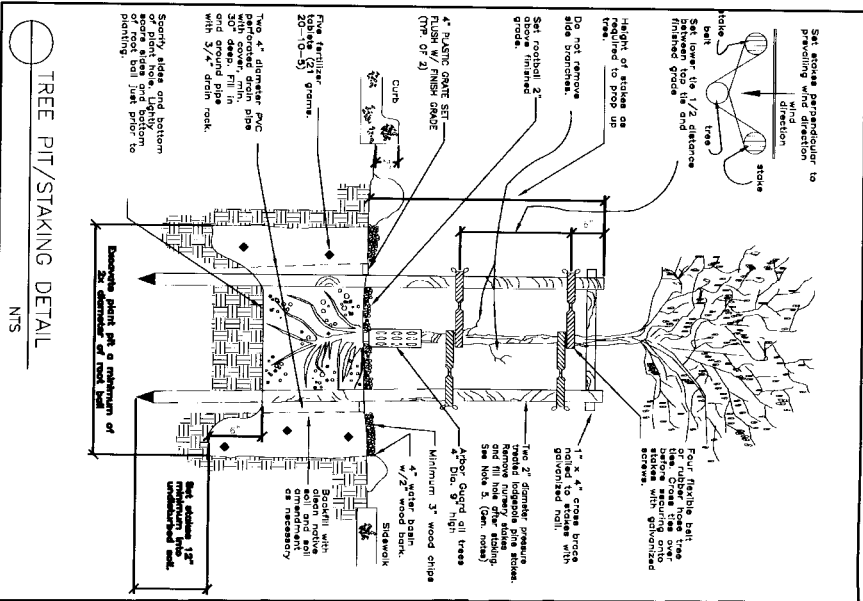
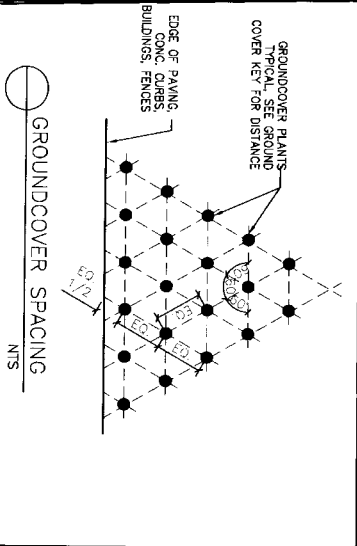
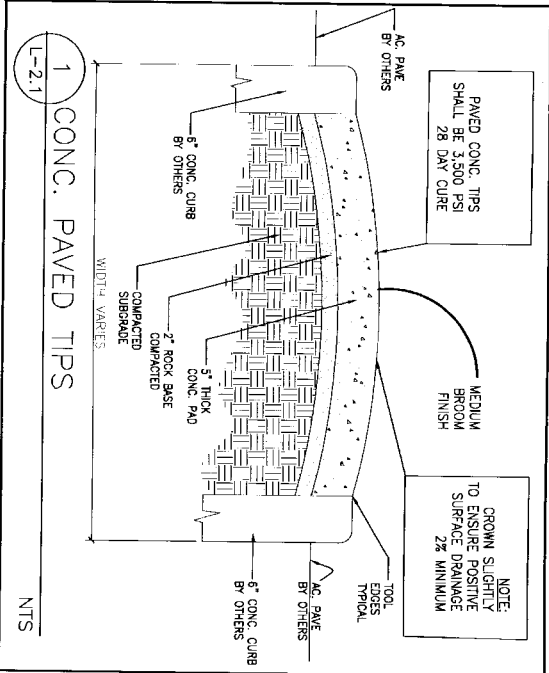
## PLANTING DETAILS

**OFFICE-RETAIL**  
RESIDENTIAL  
1882 N. MILPITAS BLVD.  
MILPITAS, CA. 95035

Sheet:  
L-2.1  
Of 2 Sheets

## PLANTING DETAILS

**NO SCALE**



- 1) TOPSOIL TO BE SPREAD TO A DEPTH OF 6" (THICKEN).
  - 2) INCORPORATE SOIL AMENDMENTS THOROUGHLY INTO TOPSOIL. (MAN. 8" DEEP) (2" MOIST THICK LAYER MINIMUM)
  - 3) RAKE BREAK-UP CLUMPS AND FINE GRADE TO PROVIDE UNIFORM SMOOTHNESS AND POSITIVE SLOPES. RAINAGE FINISHED GRADE 1" BELOW TOP-OF-CURB, PAVE, ETC.
  - 4) TREES AND SHRUB PLTS. 12" WIDER AND 6" DEEPER THAN ROOT BALL. BACKFILL IN LIVE SOIL MIXED WITH 30% SOIL AMENDMENT MIX. SOIL AMENDMENT MIX PER SPECIFICATION SEE NOTE #2 ABOVE
  - 5) DOUBLE STAKE TREES, 2 1/2" x 10' LONG TREATED LODGEPOLE PINE TREE WITH 1/2" (12" MIN.) SECURE WITH RUBBER TREE TIES (AFTER TREE) SECURE TO STAKE WITH STAYLOCH GROWING TREE TIES 20" LENGTH OR APPROVED EQUAL. (SEE DETAIL, SHL-2.1)
  - 6) FORM WATER BASINS AROUND TREES AND SHRUBS (SEE DETAIL, SHL-2.1)
  - 7) FIBERGLASS MULCH ALL PLANTED AREAS W/1A MINIMUM 3" (INCHES) THICK LATER FIBERGLASS MULCH USE MEDIUM SIZE DECO BARK MULCH.
  - 8) MAINTENANCE 90 DAYS AFTER FINAL APPEARANCE BY OWNER/REPRESENTATIVE.
  - 9) PLANT AND PLANTING GUARANTEES.
  - 10) ALL PLANTED AREAS SHALL BE KEPT WEED FREE DURING 90 DAY MAINTENANCE PERIOD.
  - 11) ALL ANNUAL COLOR FLOWER BEDS SHALL HAVE THE TOP 6" (INCHES) OF SOIL REMOVED AND REPLACED WITH 50% SAND, LOAM X & 50% NUTRIENT SOIL. ROTOULLED TOGETHER.
  - 12) ALL ANNUAL COLOR AREAS SHALL BE REPLACED EVERY 90-100 DAYS.
  - 13) HOR-DEONTES HEADER BOARD (SEE DETAIL, SHL-2.1)
  - 14) UNSEEN, SHEET PLASTIC AND OTHER NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
  - 15) NO PLANT SUBSTITUTIONS ALLOWED UNLESS AUTHORIZED BY LANDSCAPE DESIGNER.
  - 16) ALIVE TREES WITH PAINTED PARKING STRIPS WHERE APPLICABLE.
  - 17) LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER (1) WEEK PRIOR TO COMPLETION IN ORDER TO SCHEDULE LANDSCAPE AND IRRIGATION INSPECTION
  - 18) APPLY PRE-EMERGENT WEED KILLER PRIOR TO INSTALLATION OF FIBERGLASS MULCH IN ALL SHRUB AREAS. INSTALL IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND MANUFACTURERS INSTRUCTIONS.
  - 19) ALL LAWN AREAS SHALL HAVE ROCKS 2" INCHES OR GREATER IN DIAMETER REMOVED.
  - 20) ALL LAWN AREAS SHALL BE MOVED ONCE A WEEK DURING 90 DAY MAINTENANCE PERIOD.
  - 21) ALL TREES PLANTED IN LAWN AREAS SHALL HAVE AN 18" DIAMETER AREA, FREE OF LAWN, AROUND TREE TRUNK.
  - 22) ALL PONDGRASS MAGNOLHIUS, DODONAEA, PAMPAS SHRUBS SHALL BE SINGLE STAKED WITH 1-2" LODGEPOLE PINE STAKE & 2-RUBBER TREE TIES(SEE TREE STAKING DETAIL).
  - 23) (E)-DENOTES EXISTING.
  - 24) (N)-DENOTES NEW.
  - 25) (TP)-DENOTES TYPICAL.
  - 26) (S.S.)-DENOTES DIRECTION SIGN.
- GENERAL LANDSCAPE MAINTENANCE**
- 1) ALL LANDSCAPE AREAS SHALL BE KEPT WEED FREE BY EITHER HAND PULLING OR A COMBINATION OF POST EMERGENT & PRE EMERGENT HERBICIDES. PRE EMERGENT SHOULD BE APPLIED IN SPRING. PREEMERGENT-CHIFLO RONSSTAR/SURFLAN, OR APPROVED EQUAL.
  - 2) ALL LAWN AREAS SHALL BE MOWED ONCE A WEEK DURING GROWING SEASON.
  - 3) FERTILIZING SHALL BE DONE AS FOLLOWS: ALL PLANTING AREAS ONCE A YEAR. ALL LAWN AREAS TWICE A YEAR.
  - 4) AERATING AND DETHATCHING AS NECESSARY TO PROVIDE OPTIMUM GROWING ENVIRONMENT. MOW ALL LAWNS AT A MINIMUM 2" MIN. HEIGHT.
  - 5) REPLACE ALL ANNUAL COLOR AREAS EVERY 90-120 DAYS AS NECESSARY.
  - 6) 4" INCH POTS @ 6" INCHES ON CENTER
  - 7) PRUNE ALL DECIDUOUS TREES AND SHRUBS DURING DORMANT SEASON, SEASON.
  - 8) PRUNE AND TRIM ALL EVERGREEN TREES AND SHRUBS DURING GROWING SEASON.
  - 9) PRUNING AND THINNING OF TREES SHALL BE DONE BY CUTTING SELECTIVE BRANCHES AND NOT TOPPING OR SHEARING THE TREE
  - 10) KEEP GROUNDCOVER 6" INCHES AWAY FROM ALL SHRUBS AND TREE TRUNKS BY HAND PULLING OR APPLICATION OF ROLAND UP.
  - 11) ALL HERBICIDES SHALL BE MIXED AND APPLIED IN ACCORDANCE TO MANUFACTURERS INSTRUCTIONS AND GUIDELINES.
  - 12) ALL HERBICIDES SHALL BE APPLIED IN ACCORDANCE TO ALL STATE AND LOCAL CODES.
  - 13) FERTILIZE IN FALL AND SPRING WITH A BALANCED FERTILIZER SUCH AS 16-16-16 IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
  - 14) ALL TREES IN LAWN AREA SHALL HAVE AN 18" MIN. DIAMETER AREA FREE OF LAWN AROUND TREE TRUNKS. STRAY ROOTS IN LAWN HERBICIDE OR HAND PULL.

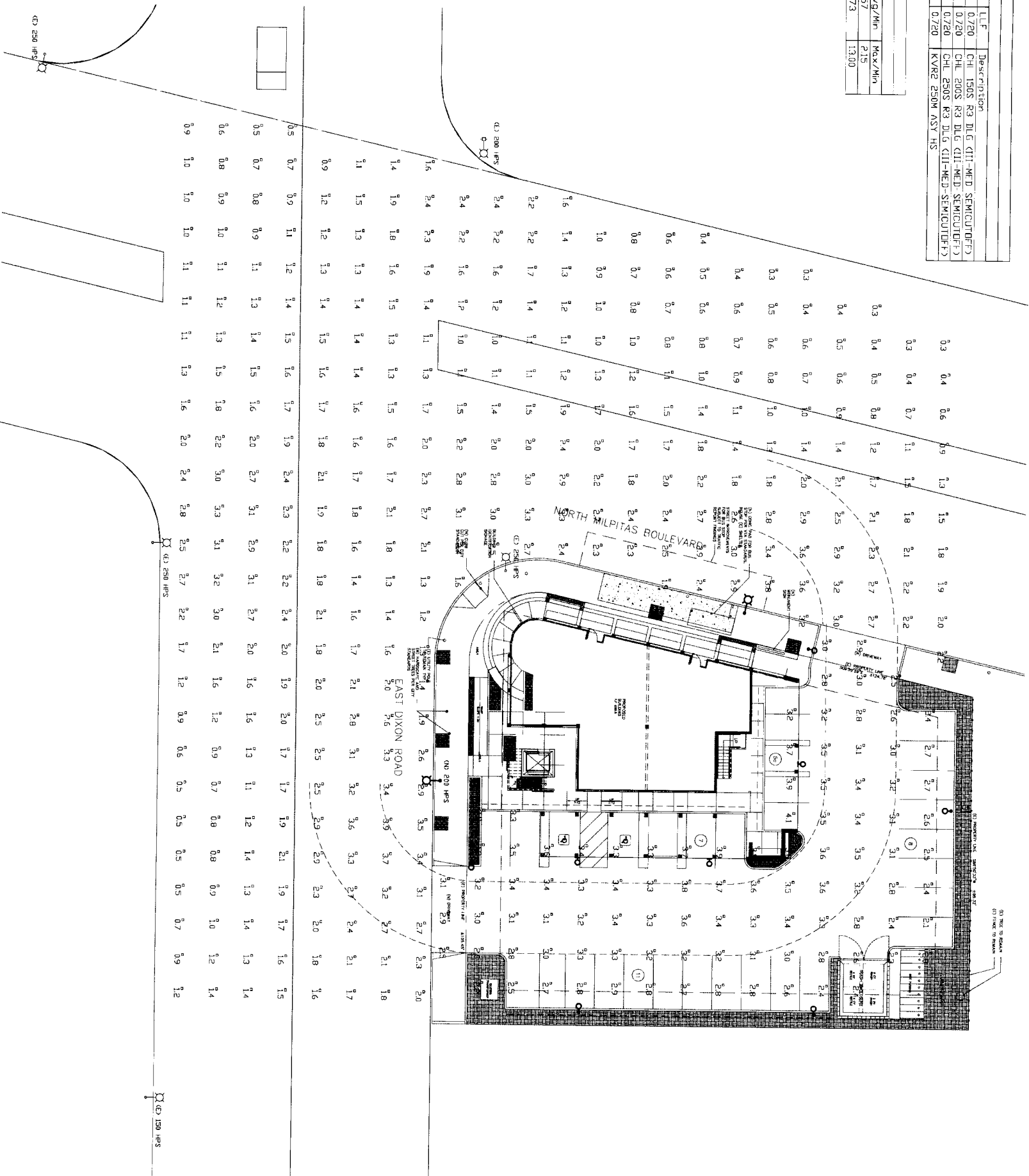
## GENERAL NOTES - 90 DAY MAINTENANCE

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PROJECT

1880 N Milpitas Blvd

Luminaire Schedule					
Project: All Projects					
Symbol	Qty	Label	Arrangement	Lumens	LLF
1	1	119828	SINGLE	16000	0.720
2	4	119828 200V	SINGLE	26000	0.720
3	3	119828-250V	SINGLE	28000	0.720
8	8	98042301	SINGLE	22000	0.720
Description					
CH 150S R3 DLG CH-MED SEMICUT OFF					
CH 200S R3 DLG CH-MED SEMICUT OFF					
CH 250S R3 DLG CH-MED SEMICUT OFF					
KVR2 250W AST HS					
Numeric Summary					
Project: All Projects					
Level	Calc Type	Units	Avg	Max	Min
1st	FC	314	4.3	2.0	1.57
2nd	FC	172	3.9	0.3	5.73
Roadway	FC	172	3.9	0.3	5.73
Max/Min					
13.00					



MIXED USE BUILDING

1880 N MILPITAS BLVD  
MILPITAS CA, 95035

Alliance  
Engineering  
Consultants, Inc.  
2111 Park Ave. Suite 200, Milpitas, CA 95035  
Phone: (408) 974-8888  
Fax: (408) 974-8889  
www.alliance-engineers.com  
PROJECT NO: 124-06-02



mend architects  
architecture / planning / interiors

600 Montgomery Street/4th Floor, Suite D/San Francisco, CA 94111  
tel 415.348.0100 - fax 415.348.0200  
www.mendarchitects.com

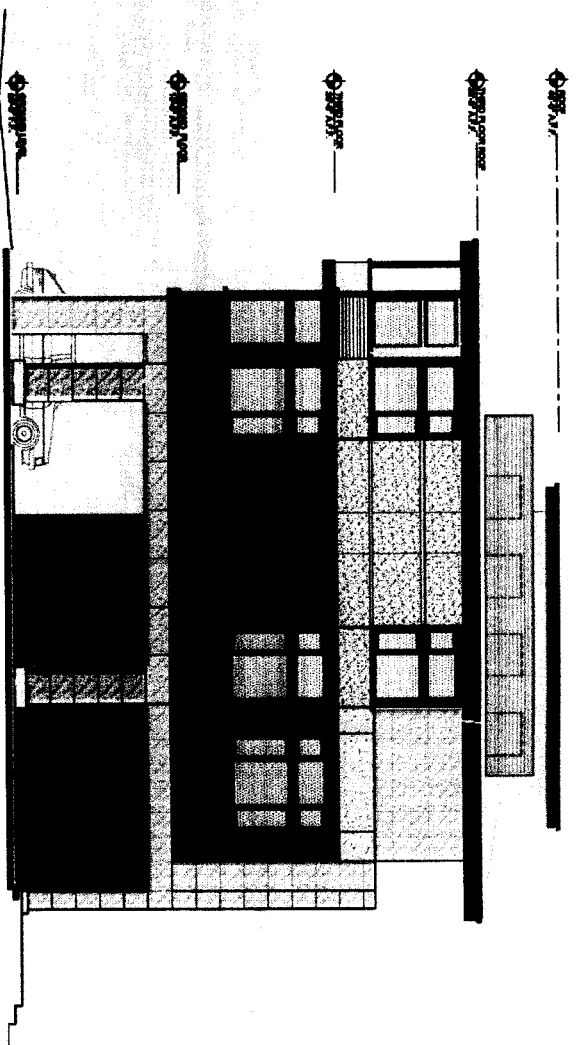
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REVISION  
DATE: 09.25.06  
JOB NO.: 5042

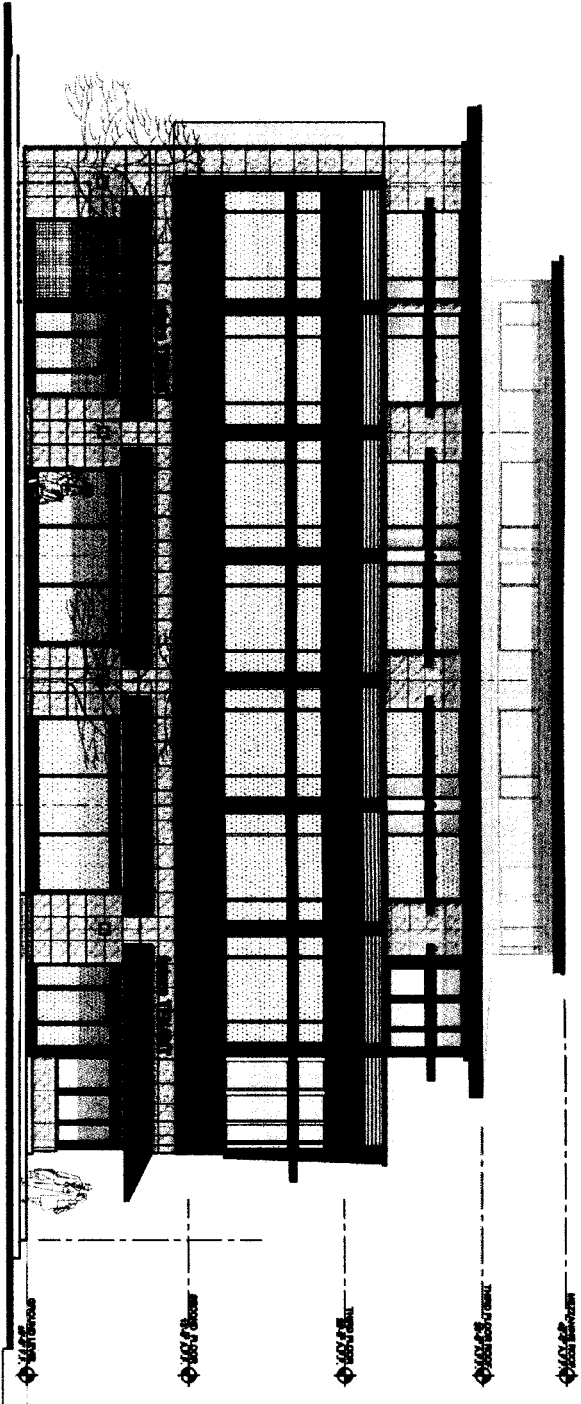
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PH-1

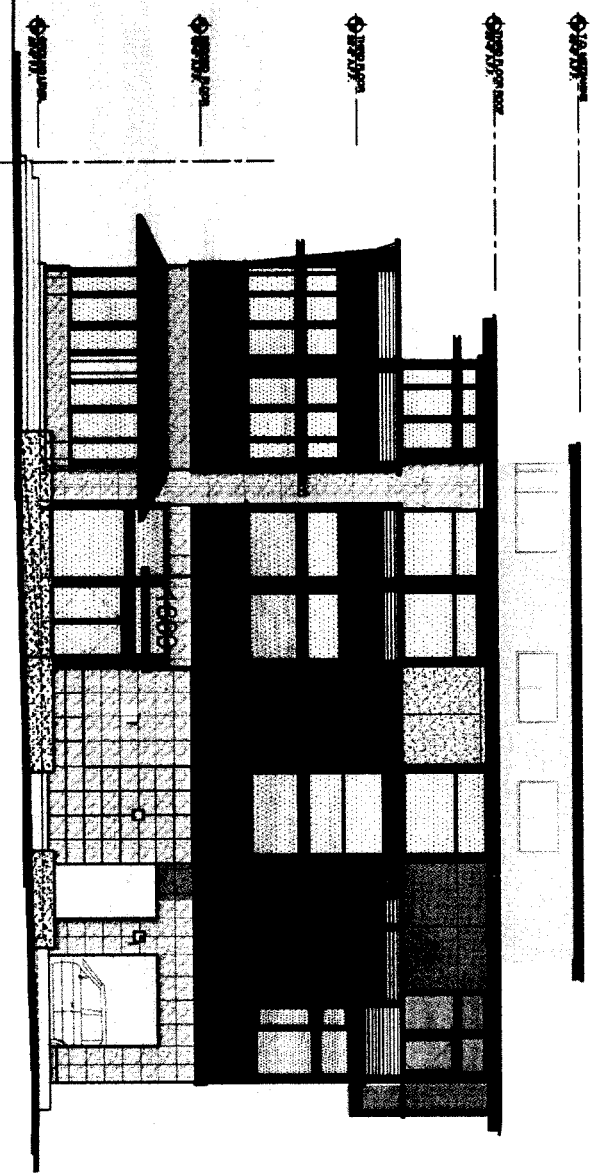
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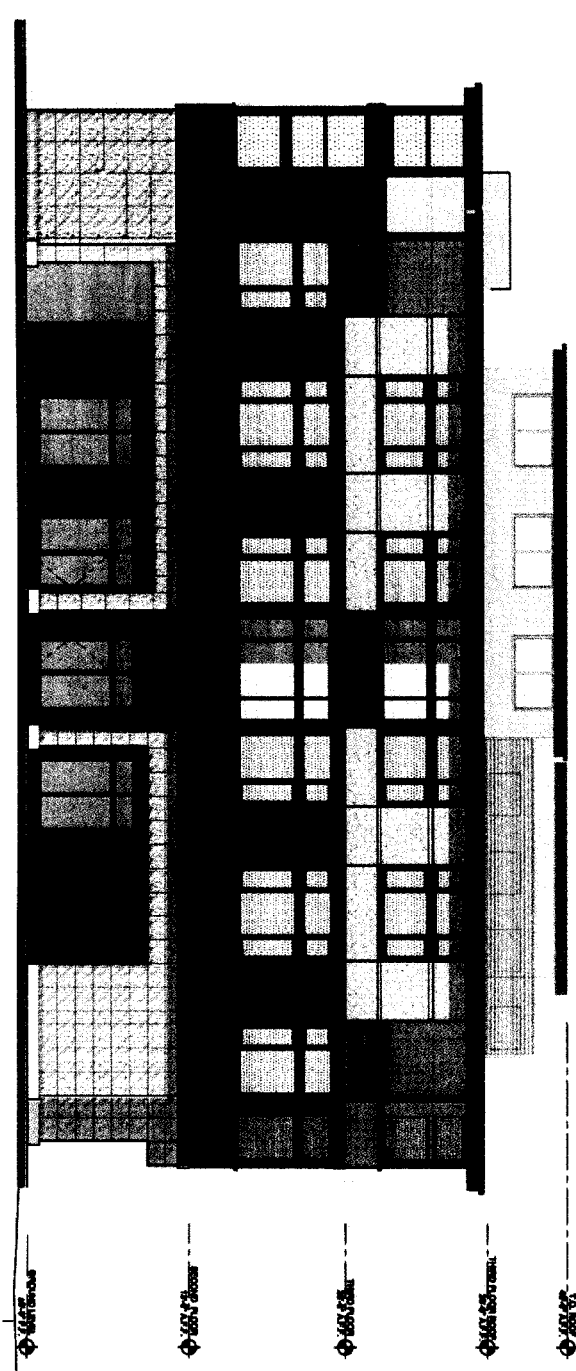
NORTH ELEVATION



WEST ELEVATION - MILPITAS BLVD.



SOUTH ELEVATION - DIXON ROAD



EAST ELEVATION

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Tel: 415.348.0100 Fax: 415.348.0200  
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MILPITAS, CA, 95035